

Pembroke Conservation Commission

Meeting Minutes

August 9, 2021

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik, Wendy Weisiger Absent: Kevin Foss (PB Rep), Karen Yeaton (BOS Rep), Susan Plante. Public: Tim Peloquin with Promised Land Survey LLC

1. Call to Order 7:04 pm

2. Zoning Board Applications

- a. **Pembroke Pines** Tim Peloquin came to represent Bob McCormick of Pembroke Pines. Presenting second set of condominiums. 15.5 acres in the middle of the existing golf course with 62 units and 3 single family homes, "His plan is to save the golf course" using income from this plan to build modern clubhouse. Zoning requirement for single family homes is 20,000 sq.ft. (just under 0.5 ac) Already a 10 year discretionary easement put in place in 2018 on this area he wants to develop, so he must pay a fine or wait out the time left on the agreement. Willing to put 15.5 riverfront into conservation (which is high value conservation land). No wetland crossings within the proposed plan, although there are some that are close to proposed development. New clubhouse is to go across street, not currently laid out. Golf course as Open Space has recreational value for people, but of low wildlife/conservation value. Questions about how much acreage would be required to donate if this were an open space development? What will keep him from developing 9 holes into more housing? Is the town at risk from having the entire property developed from successive variances or special exceptions? He is willing to keep condos from being occupied until clubhouse finished. We propose that a deed restriction or long-term discretionary easement is written that it keeps it a golf course and if the course closes it reverts to conservation land, so never can be developed. We also propose to reconfigure land to be donated to widen the riverfront piece and eliminate the area abutting Ploude's gravel pit while maintaining the right-of-way on rail trail areas, including the right-of-way to the river for public access.

3. Potential Acquisitions

- a. **Irving: 303-323 Fourth Range Road** Site walk on July 13th, (rating sheet attached) Overall score of 10 with high marks for trails, parcel

size and wildlife. Asking price \$180k, conservation assessment needs to be determined. May not be highest value according to our Wildlife Action Plan (WAP), not at this time.

- b. Third Range Road: Lot 258-1-1** Until we know which roads are going to be developed might need to hold off. This piece would keep the town from extending Third Range Road, question of whether the BOS would approve that. Not at this time.
- c. Other** Discussion about which properties worth protecting given future plans of town. Will obtaining pieces along range roads keep range roads from opening? Priority on large unfragmented pieces, Pieces with high WAP value. Piece along Suncook river might be of higher value with possible grant money available, although takes time and a willing seller to work with us.

4. Planning Board Applications None at this time

5. Review and Approve Minutes ~ July 12, 2021 Carol moved to approve as written, Wendy seconded. All in favor.

6. Conservations Lands

- a. Monitoring Update** Ammy and Brian will do Pembroke Pines baseline.

7. Other Business

- a. Range Road Signs** Wendy is working with Dwayne Gilman (Chief of Police) in terms of proper language for both weight limit and OHRVs. Need clarification for September's meeting.
- b. Range Road Planning** Meeting on Wednesday with Central NH Regional Planning and Pembroke Planning Board, which Ammy will attend.
- c. Bio Blitz** Sponsored by NHACC, for people to keep an eye on conservation lands and enter info with a phone app to give us all a better idea of what we have. Obtaining a link would be helpful.
- d. CC Budget for 2022** We got mistakenly got charged for legal fees for Evans appeal, David Jodoin will adjust.

8. Mail and Correspondences None of interest.

9. Adjournment 9:10pm

NEXT MEETING ON SEPTEMBER 13TH

June 12, 2008
Adopted

TOWN OF PEMBROKE
CONSERVATION COMMISSION

(10)

LAND PROTECTION CRITERIA RATING SHEET¹

Name of Property Irving
Date Evaluated 7/13/01
Location of Property 301-323 Fourth Range
Commission Member Brian, Carol, Sue, Kevin, Foss, Amy

FEATURE	DEFINITION	SCORING ²	NOTES
Shoreline and River Frontage	Frontage on the Merrimack, Soucook, or Suncook Rivers	0	
Aquifers and Watersheds	Property located in the most recent USGS aquifer and watershed maps	0	
Parcel Size, Accessibility, and Enhancement of Other Existing Protected Lands	Larger unfragmented parcel and/or abuts existing conservation land. Accessibility to the site	2	on corner of Fourth & Kimball
Wildlife	Contains rare, threatened, or endangered plant or animal species and/or contains an exemplary natural community	2	moose slot vernal pools
Agriculture Land	Productive farm land and other associated pasture/cleared land	3	
Contains a Portion of a Major Trail Corridor or Other Nature Trail	Existing trail corridors on or abutting the parcel and/or abutting Class VI roads	3	4th + Kimball
Cultural, Archaeological, or Historical Significance	Identified and confirmed historical, archeological, or cultural significance	0	
Scenic Vista	Land that provides scenic view to others or land from which scenic views are seen	0	
Land Use Restrictions	Restrictions on how land can be used or ongoing maintenance requirements	3	
Funding Sources	Funding available to off-set conservation costs	0	
Unique Features	Unique natural resources not covered by other criteria	6	

¹ To be used in conjunction with the Land Protection Criteria