

Pembroke Conservation Commission

Meeting Minutes

September 13, 2021

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik, Wendy Weisiger, Kevin Foss (PB rep), Karen Yeaton (BOS Rep). Absent: Susan Plante

1. **Call to Order** 7:03, In person Town Hall
2. **Range Roads**
 - a. **Sign Language Update: Chief Gilman** Tabled, need further communication from legal.
 - b. **Other** Dave Scanlon interested in bridges on our range roads, unknown in what capacity he wants to inspect them. Ammy welcomed his interest in an email.
3. **Planning Board Applications** No applications this month
4. **Zoning Board Applications** Ammy went to hear about the Pembroke Pines exemption they want to add more units. Rick Van dePol, speaking for Pembroke Pines, believed the original strip of land proposed for development is the most ecologically valuable. Our concern is whether that is the best shape to manage and monitor in the future. Idea of mitigation properties introduced: We identify high priority properties that developers could help us acquire if the developer wants to develop more densely etc. as a goodwill land swap. Real concern about how easy or hard it is for McCormack to buy his way out of the discretionary easements, ZBA needs to step up and only grant variance for hardships rather than developer financial gain.
5. **Review and Approve Minutes ~ August 9, 2021** Carol moved to accept as written, Brian seconded. Ammy, Ayn, Brian & Wendy in favor. Kevin abstained (Karen not a voting member).
6. **Conservation Lands**
 - a. **Monitoring Update** Ammy and Brian performed baseline on Pembroke Pines. Saw 3 eagles. No flagging or monumentation evident, should be addressed as it was part of the agreement.

ACTION ITEM: Ammy will contact Tim Peloquin to inquire about flagging and monumentation.

7. **Potential Acquisitions**
 - a. **231 Mass Ave** (across street from Buck Street cemetery). Ammy contacted the realtor, told him of our interest in the land but not dwellings/trailers. Owner, Kevin Cyr, has recently dropped the price to \$599,000, unsubdivided. Interested in working with us but has other offers coming in. Ammy expressed interest in riverfront property. Possibly want \$450,000 for about 47 acres.
https://www.realtor.com/realestateandhomes-detail/231-Mass-Ave_Pembroke_NH_03275_M96855-20570

b. **Other** Ammy contacted the Irvings to let them know we are not interested, other property we considered last month does not have enough for us to pursue.

8. Other Business

a. **Budget** Town mistakenly charged up for legal fees regarding Evans appeal (attached). Last year no meetings because of COVID, signs paid out of Supplies. Proposed to increase professional services to \$4,500 leaving the rest as is for a total of \$6,000 for 2022 budget. Ammy moved the proposed budget, Kevin seconded. All in favor.

Future needs include:

- i. Have lawyer help us determine what the conservation status of our properties and make sure conservation lands stay in conservation.
- ii. Surveying help needed on parts of Beck

ACTION ITEM: Brian will look into which properties need language improvement for protection. Ammy will call David Jodoin to see if we can “roll-over” unspent funds from previous year.

b. **Bio Blitz** Put forth by NHACC, effort to get people into conservation lands and take pictures of plants and animals they see and upload info to website.

9. Mail and Correspondences None of any import.

10. Adjournment 8:38pm

NEXT MEETING ON OCTOBER 18TH

Town of Pembroke 2022 Department Budget Requests Form

Report # 3

| Account Number / Description | 3 Years Prior | | 3 Years Prior | | 2 Years Prior | | 2 Years Prior | | 1 Year Prior | | 1 Year Prior | | 2022 Deptmt Request |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------|-----------|--------------|--------|--------------|--|---------------------|
| | Budget | Actual | Budget | Actual | Budget | Actual | Adopted | Actual | Adopted | Actual | | | |
| 110 Conservation Commission | | | | | | | | | | | | | |
| 00-46110-00000 Conservation Land Maintenance | 500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | |
| 00-46110-39000 Professional Services-Conservation | 2,424.00 | 2,424.00 | 3,000.00 | 1,638.32 | 3,000.00 | 3,000.00 | 3,000.00 | 21,314.56 | | | | | |
| 00-46110-55000 Printing - CC | 75.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | |
| 00-46110-566000 Dues & Subscriptions | 350.00 | 575.00 | 300.00 | 675.00 | 400.00 | 675.00 | 400.00 | 675.00 | | | | | |
| 00-46110-566001 Meeting & Conferences - CC | 100.00 | 0.00 | 200.00 | 0.00 | 300.00 | 0.00 | 300.00 | 0.00 | | | | | |
| 00-46110-62500 Postage - CC | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | |
| 00-46110-68000 Supplies - CC | 250.00 | 0.00 | 500.00 | 870.50 | 800.00 | 800.00 | 800.00 | 630.00 | | | | | |
| TOTAL 46110 Conservation Commission | \$3,700.00 | \$2,999.00 | \$4,000.00 | \$3,183.82 | \$4,500.00 | \$34,619.56 | | | | | | | |

* This is not Cons. expense, but the Town's legal fees regarding Evan's appeal