

Pembroke Conservation Commission

Meeting Minutes

June 8, 2015

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik (Monitoring), Steve Fowler, Kevin Krebs (PB). Absent: David Baril, Mike Crockwell (BOS). Public: Stephanie Miccucci (for 523 North Pembroke Road)

1. Call to Order @7:04pm

2. Conservation Lands

a. **Ames Brook** Rocks have been placed to delineate parking area and block vehicle traffic. David Jodoin reported that someone complained about a hazardous cellar hole. Would like to know more about which area they are referring to before we can do anything about it.

b. **Beacon Hill** 2 Signs ordered from DOC sign shop

c. **Butterfield** Boulders and logs placed to block vehicle traffic

d. **Monitoring Update** Keep working on your assignments from May!

e. **AGNE** Will be done this week.

2. **Review and Approve Minutes~ May 11th** Ammy moved to accept minutes with minor adjustments, Carol seconded. All in favor.

3. **NRI Presentation on May 12th** Great that Planning Board saw the merits of the NRI, one member even volunteered to support new wetlands designations. They seemed to appreciate the information gathered which will help the Planning Board with their work.

4. Planning Board Applications

a. 523 North Pembroke Road (Pine Grove Farm) 12 acres split off from 45 existing. Plan to put house on 2 ac. And put the rest into current use. Driveway has to go through wetlands. 12" culverts proposed with width up to 14' wide and 2' shoulders. As written would have to bring in material to build up driveway which will be gravel instead of being paved as noted. Ammy makes a motion to accept the plan with gravel driveway instead of paved, Kevin seconded. All in favor, Steve recused himself.

b. 210 Fifth Range Road to create an additional house lot and an additional backlot without frontage. Is currently non-buildable because on undeveloped range road. Total acreage of lot 10+ acres to be split into 2 house lots with 1.85 ac & 1.89 ac and non-buildable 7.03 ac. Questions about why they will not meet the 2 ac R-3 minimum. Concern that these are non-conforming lots without explanation. The amount of frontage along Fifth Range Road does not seem to be the limiting factor.

5. **DES Letters and Applications** Logging done at 78 North Pembroke Road home of Keith Loiselle.

6. **Potential Acquisitions** Ammy spoke with Dan Plourde, Oscar's son. They will not pay for an appraisal but will accept \$150k as long as we put up a sign memorializing his father. Discussion about the tenability of this position. David Jodoin confirmed that Whittemore Road is accessible to the public. Ayn moved that we defer any further consideration about this piece of land because of our current financial situation and the asking price. Steve seconded. All in favor.

7. Other Business

a. Jim Coughlin from the Poirier piece wants to know if we are willing to buy his land, but didn't talk about changing his asking price. Ammy told him we need to look at our recent NRI and set some new priorities and contact him if anything changes.

b. Town has put town owned parcels up for sale with Realtor. They wanted comments, and we will let them know which pieces we are interested in and what we would pay for them. 617-619

Sixth Range Road 5.6 acres (next to Doherty), 438 Cross Country Road 17.5 acres, Seventh Range Road 6 ac. Complete list attached

c. Jim Garvin contacted Ammy about the land across from Pembroke Academy to inquire if there were any archeological concerns. None known by us.

d. Rail to trail renewed interest with possible developments going in.

e. Rick Van dePoll sent copy of the NRI to Mike Marchand from Fish & Game regarding the Loop Road project (expansion of Cooperative Way). Protection buffer along Soucook River further defined as a result. Apparently this has slowed down the wetland approvals for this process. Ken Rhodes wants documentation of our May 11th approval for wetland application. Fish & Game has still not signed off on the wetland application. No further action required at this time.

8. Mail and Correspondences Nothing of importance.

9. Adjournment Carol moved to adjourn at 9:20, Kevin seconded. All in favor.

NEXT MEETING ON JULY 13TH

<u>Map</u>	<u>Lot</u>	<u>Unit</u>	<u>St.#</u>	<u>Street</u>	<u>AC</u>	<u>Land</u>	<u>Deed Date</u>	<u>Deeded For</u>	
256	24		814	RICKER RD	1.44	58300	2003?		
258	3	3	627	ROBINSON RD	1.15	7800	5/1/2002	\$671.35	
260	42		617-619	SIXTH RANGE RD	5.60	41000	7/6/2011	\$4,990.67	
260	58	1		SEVENTH RANGE RD	6.00	49500	5/8/2012	\$4,922.21	
262	23	1	438	CROSS COUNTRY RD	17.50	115400	2003?		
262	27		543	CROSS COUNTRY RD	14.00	1370	2003?		Land locked
264	87		308-310	FOURTH RANGE RD	0.96	29700	7/6/2011	\$1,732.25	
264	95	1		FOURTH RANGE RD	0.77	7400	5/13/2013	\$3,058.43	
266	79		231-2	DEARBORN RD	1.75	20500	5/3/2010	\$2,111.98	
868	35		136	NO PEMBROKE RD	25.00	64900	5/8/2012	\$6,515.80	land locked