

**PEMBROKE CONSERVATION COMMISSION (CC)**  
**Approved Minutes of October 11, 2010 Meeting**

**Present:** Carol Bertsimas, Vice-Chair; Ammy Heiser, Chair (after 8:20 PM); Stetson Heiser; Brian Mrazik, Secretary; and Ayn Whytemare (until 9:00 PM).

**Not Present:** Lea Anne Atwell; Kevin Krebs, Planning Board (PB) Representative; and Board of Selectman (BOS) Representative.

**Others Present:** Mala and Joe Tyler.

1. **Call to Order** – Carol called the meeting to order at 7:09 PM.
2. **Scripture Easement** – Mala and Joe Tyler requested the CC to send a letter to the Town Building Inspector stating that their concept for construction of a 60' x 120' indoor equestrian riding area is consistent with the conservation easement on their property. The Tyler's also proposed adding stalls to the existing barn and dormers to the house. The easement requires that the property be maintained as open space without any commercial or industrial activity except for agriculture and forestry. Agriculture is further defined in the easement to include 'animal husbandry'. Most CC members thought that the proposed riding area was acceptable. Brian noted that the proposed building was for commercial purposes and questioned whether this use constituted 'animal husbandry'. The CC decided that prior to voting on this matter, the Tylers should submit a written request with specifics on the structure and its proposed use. **ACTION ITEM:** Carol agreed to ask the Tylers for a letter to the CC containing the specifics of their requests.
3. **Monitoring Review** – The CC reviewed the list of conservation properties to determine the status of their monitoring during 2010 and to make assignments for unmonitored properties. Results are as follows: **Completed:** Ames Brook, Brittany, Butterfield, Gamlin, Kenniston, Richard, Shuett, Stony Brook, Taylor, White Sands and Whittemore. **Not Completed:** AGNE (Brian and Stetson), Baxter (Ayn), Beck (Carol), Belfry (Ayn), Bragfield (Lea Anne), Clark (Carol), Girard (Stetson and Ammy), and Scripture (Carol). **ACTION ITEMS:** Ammy will follow up with Lea Anne to determine whether a monitoring report has been submitted to LCIP for Bragfield. Ammy will also contact Kevin Krebs to determine whether he filed a report of his monitoring of the Ames Brook parcel last spring. Ayn reported that her research of the files for Belfry did not find the easement. Also, David Carrol has not returned here call regarding searching for spotted turtles on the property.
4. **Hillman Parcel Acquisition, 553 Buck St.**
  - a. **September 16 Meeting** – Ammy reported on this meeting which included participation by legal representatives of the property owners, the Town, and the Five Rivers Conservation Trust (FRCT). The legal team seemed confident that remaining issues, including finalizing the easement language and the agreement, could be worked out in a timely fashion. FRCT agreed to complete their mark-up of the easement language by October 1. FRCT was concerned that \$5,000 may not be sufficient to cover their legal and stewardship fees and they may request additional funds from the CC. Ammy asked the NRCS representative whether an extension could be granted beyond the March 31

deadline if Town Meeting requirements precluded signing the agreement by that date. NRCS was non-committal but acknowledged that extensions were not unprecedented.

- b. **Survey** – Ammy contacted the surveyor and determined that all bounds are in place, but that the survey still needs to be recorded.
- c. **Special Town Meeting** – Ammy reported that Town Attorney Jae Whitelaw has determined that conservation funds cannot be used to pay for a Special Town Meeting may be needed to approve donation of the agricultural easement to FRCT. Jae recommended asking the BOS for a special Town Meeting after the appraisal has been received (due November 1). Jae will write a letter to the BOS explaining why the Special Town Meeting is needed. Ammy has contacted Dave Jodoin and requested that the item be placed on the agenda for the BOS meeting of October 18 or November 1, depending on when the appraisal is received.

**5. 2011 CC Budget Request** – The CC proposed a 2011 Budget Request as follows:

<b>Item</b>	<b>Amount</b>
Printing	\$ 400
Dues & Subscriptions	275
Meetings and Conferences	100
Postage	400
Supplies	0
<b>Total</b>	<b>\$1,175</b>

Ayn motioned that the CC accept the proposed Budget Request, Carol seconded. Five voted in favor, none opposed. The motion passed.

- 6. **Review and Approve Minutes of September 13 Meeting** – Ammy identified a typographic error in a date in the draft minutes. Carol motioned to accept the minutes, as corrected. Stetson seconded. Four voted in favor, none opposed. Ayn abstained. The motion passed.
- 7. **Open Space Plan** – Final copies of the Open Space Plan (OSP) were received from Vanessa Goold (Central New Hampshire Regional Planning Commission). Stetson suggested that the CC request a warrant article to have the OSP incorporated as part of the Town’s Master Plan. **ACTION ITEM:** Ammy will check with Vanessa regarding formal mechanisms for adopting the OSP and the most effective means of incorporating the OSP in the Master Plan.
- 8. **Suncook River Site Visit** - Ammy was unable to get in touch with Tom Baumeister to set up a site visit by the CC to the area of the channel avulsion during the flood of May 15, 2006. **ACTION ITEM:** Ammy will try to contact Sally Highland, Tom’s neighbor, to set it up.
- 9. **Planning Board Applications for Review** – None
- 10. **NHDES Correspondence** – DES sent a letter requesting more information relative to the wetland crossing being proposed by Peter Spiewak in a ‘Minimum Impact Expedited Application’ for Map 561, Lot 45-1. The new DES intermittent stream crossing rules come into play on this action.

**11. Mail and Correspondence** – Ammy received a letter from Steve Walker (DES LSIP Coordinator) requesting the 2010 monitoring report for the Bragfield parcel. Various newsletters were also received.

**12. Adjournment:** Carol made a motion to adjourn the meeting at 9:47 PM. Stetson seconded. Four voted in favor, none opposed. The motion carried.

Submitted by Brian Mrazik, Secretary.

Next Meeting – November 8, 2010