

**PEMBROKE CONSERVATION COMMISSION (CC)**  
**Approved Minutes of April 13, 2009 Meeting**

**Present:** Lea Anne Atwell, Secretary; Carol Bertsimas, Vice-Chair; Ammy Heiser, Chair; Stetson Heiser; Kevin Krebs, Planning Board (PB) Representative; and Ayn Whytemare.

**Not Present:** David Sheldon, Board of Selectman (BOS) Representative

**Others Present:** Brian Mrazik

**1. Call to Order:** Ammy called the meeting to order at 7:05 pm.

Jeff is interested in joining the CC as an alternate member. **ACTION ITEM:** Ammy will find out the procedure for nominating him and get back to him.

**2. LTC Properties: Special use permit for Lot 193-3, Map 565 – Holden Engineering Representative** – Peter Holden and Jason Hill from Holden Engineering were present to make a presentation for the proposed special use permit. The special use permit is required for wetland impacts that would occur to build driveways to the individual house lots. New changes to the zoning requirements passed at town meeting this year require that special use permits for wetland impacts be issued by the PB, with the CC giving a recommendation. An application has been submitted to the PB, which was provided to the CC for our review.

The property is 5 acres and will be divided into 5 house lots with connections to municipal sewer and water supply from individual on-site supply wells. Some wetlands were impacted in the 1990s when a portion of a road was constructed on the property. Some of these wetlands were filled in with sand, and the developer plans to remove the sand in some areas and replant with wetland vegetation. Areas of previously impacted wetlands are depicted on the plans providing in the application to the PB.

For the road crossings, a gravel road fill will be used, which allows the water to flow through the material, rather than channelizing the flow through a culvert. Permeable pavement is being proposed to be used as the driveway material. Lawns in the development will be small, and deed restrictions will be in place to limit the size of the lawns, with enforcement from a Home Owner's Association.

The CC expressed concerns over the wetland impacts and spoke with Mr. Holden at length about ways to lessen these impacts.

Carol made a motion to recommend to the PB that the special use permit be granted, with the following changes to the proposed development:

- 1) The plans should be modified to lessen the number of wetland crossings by including a common driveway between lots 3 and 4.

- 2) Previous fill material be removed and mitigated.
- 3) Requirement to use permeable pavement be added as a deed restriction.
- 4) Best Management Practices be used to limit impacts to stormwater runoff around each house.

Stetson seconded the motion. Four in favor, one abstained (Kevin Krebs), one opposed. The motion carries. The CC will send a letter to the PB expressing our approval conditional on the changes listed above.

Kevin Krebs left the meeting at 8pm, shortly after the vote.

**3. Review and Adopt Minutes – March 9<sup>th</sup>** - Stetson made a motion to accept the minutes as written. Carol seconded. Five in favor.

**4. Applications from PB for review –**

**a. Silver Hill Development, Lot 12 and 12-1, Map 559** – Tim Bernier from Pembroke Sand and Gravel was present to discuss a proposed driveway that will cross a small stream / wetland. The applicant is requesting a variance for the wetland permit. The crossing will be a 9 foot span, and the brook is 6 feet wide at the crossing. The brook is too narrow to construct a bridge over the span, so a box culvert will be used instead. Mr. Bernier explained the construction of the box culvert, which will have a stream channel rebuilt inside of it, preserving the stream morphology, with similar velocities in the natural stream channel and inside the culvert. This technique will cause less erosion.

Ayn made a motion to recommend the plans as proposed for a special use permit for a wetland permit. Carol seconded the motion. Five in favor, none opposed.

**b. Thayer Crop, Lot 18-4, Map 632** – The proposal before the PB is a minor site plan change of use from warehouse to light manufacturing. The CC commented that we have concerns over potential chemicals used in the proposed light manufacturing operations, as the site is located in the aquifer protection district.

**5. CC Members Expirations and Reappointments** – Two members' terms are up, Kevin Gagne and Lea Anne Atwell. Kevin G. sent a letter of resignation to Ammy prior to tonight's meeting. He would prefer to be an alternate member instead. Ayn made a motion to accept Kevin's resignation and appoint him as an alternate. Carol seconded. Five in favor, the motion carries.

Lea Anne would like to be reappointed for another term. Carol made a motion to reappoint Lea Anne to another term. Ayn seconded. Five in favor, the motion carries.

Brian, who attended tonight's meeting, expressed interest in becoming a member.

Officers need to be elected for the coming year. Ayn made a motion to nominate the following individuals as officers: Ammy – Chair; Carol – Vice-Chair; Brian – Secretary (once officially appointed). Stetson seconded the motion. Five in favor. The motion carries.

**ACTION ITEM:** Ammy will submit the appropriate paperwork to the BOS regarding appointments / reappointments.

In light of the new special use permit application process, it will be very important that the CC keep track of the applications and review and vote on them in a timely fashion. This additional work, in conjunction with the land acquisition we are currently undertaking, leaves the CC with a lot of work to do, with little administrative support. Discussion took place about requesting staff planning support for the CC from the BOS.

**ACTION ITEM:** Ammy and Ayn will put together a letter to the BOS requesting assistance. Anyone who has input in this regard, please email them with suggestions.

**6. CTAP Open Space Planning Program: Pembroke's Acceptance** - Ammy called and was told that Pembroke had been selected for the program. We should be receiving more information shortly.

**7. Open Space Ordinance Update** – The PB will be having another working meeting on April 14<sup>th</sup> at 6:30 pm. See Ammy's email for more information.

**8. Conservation Lands**

**a. Monitoring Day – April 26<sup>th</sup>** – Ayn sent out an email to all of the CC members, as well as to all members of the various Town boards. Stetson will organize signs and hardware to bring along.

**b. LCIP letter and email** – Ammy has been in contact with Steven Walker, the LCIP contact, about giving us some pointers on conducting our annual monitoring. They discussed having him join us on our monitoring for one of our properties. Anyone who is available will meet to monitor the Beck property on Wed, April 22<sup>nd</sup> at 5 pm at Town Hall.

**c. Audubon/Granit Conservation Land Database** – We received a request from the Audubon about information on conservation lands in Pembroke. They are putting together a database and would like us to fill out forms for each of the conservation properties owned by the Town. The information is due May 2<sup>nd</sup>, and appears to be quite a bit of work to pull all of the necessary information together. Ayn volunteered to help out.

**9. Pine Grove Appraisal Info** – Kevin emailed information he received from Capital Appraisal. We have two options, the first will assess the value of the property for conservation purposes and the cost of a conservation easement for the property. The second option will assess the value of the land. Discussion took place about the need for the first option to be able to determine the price for an easement. Stetson will follow up with the landowner and report back at the next meeting.

**10. Acquisition Update** – The New Hampshire Farm and Ranch Program has finalized their rules for receiving funding this year, and the applications are due May 15<sup>th</sup>. The Hillman piece is still available, and Stetson will contact the owner. Also, we discussed

the NHDES Wetland Restoration Program, which may have funding application for conservation lands in Pembroke. Stetson will look into that program as well.

**11. Mail, Correspondences and Misc.**

**a. Town Meeting -** Two people signed up to volunteer for the CC, and Ammy will email them.

**b. Website submission:** Lea Anne heard back from Kevin Foss regarding the website and will work on getting something together to put up on the website.

**c. Dues for NHACC and SPNHF –** Our dues are up for these organizations, which provide various conservation assistance to the CC. Ayn made a motion to renew our dues. Lea Anne seconded. Five in favor, the motion carries. Ammy will submit the paperwork to get the funds distributed for the dues.

**d. Other –** Wood duck boxes were constructed on the Kenniston property. We will send a letter thanking them for installing the boxes and indicating that in the future, the CC should be contacted prior to anything being placed on conservation property.

**e. Mail –** The CC received several newsletters and flyers. We also received information from NHDES regarding a Wetland Restoration program. NHDES has identified wetland sites for restoration using computer mapping, some of which were identified in Pembroke. Grant money is available. **ACTION ITEM:** Stetson will call for more information.

**12. Adjournment:** Carol made a motion to adjourn the meeting at 10:25 pm. Lea Anne seconded. Five in favor.

Submitted by Lea Anne Atwell, Secretary.

Next Meeting – May 11, 2009