

Pembroke Conservation Commission

Meeting Minutes

June 12, 2017

In attendance: Ammy Heiser (chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik (Monitoring), David Baril, Brent Edmunds (PB), Mike Crockwell (BOS). Absent: Jenny Manzelli (Congratulations on the birth of Sebastian!)

1. Call to Order @7:17 pm

2. ZBA Application

a. **447 Buck St:** ADU addition (Accessory Dwelling Unit) in the aquifer protection zone. State is urging towns to allow for more of these to provide more housing without building more houses. In this case they have enough septic on site for the approval. Ammy moved we convey to the Planning Board that we approve as there appears to be no significant impact to natural resources. Carol seconded. All in favor.

3. Potential Acquisitions

a. **Lester Chaput Parcel** Brian, Carol and Ammy walked it with Mr. Chaput on 5/23/17. Landlocked piece close to Doherty, but not abutting. Criteria Rating sheet gives it a score of 8 (Does not have frontage on water, not within aquifer protection district, under 8 ac., close to existing CC land, but not abutting even if parcel next to Doherty comes to us, No outstanding wildlife, not agricultural, no abutting trails or road, no cultural or historical sites, no scenic vistas, no land use restrictions, he wants about \$1000/ac and there are no funding sources). Ammy moved that we speak with the BOS to move forward with this piece without doing an appraisal.

b. **Poirier Parcel** See attached rating sheet. Need to see what their plans are with subdividing before we offer anything.

c. **Other** BOS have not communicated with us anything about the piece the town owns next to Doherty, perhaps might be time to go to town meeting to have voters weigh in on if pieces become owned by the town for any reason and the piece would be appropriate for Conservation that the town offer it to Conservation first.

4. **Review and Approve ~ May 15th** Ammy moved to accept, Carol seconded. All in favor.

5. Conservation Lands

a. **Monitoring Update** Missing pin on Doherty found.

b. **Other** Historical Society want to co-host with us on an autumn walk on the Whittemore Town Forest. General approval, Ayn will serve as liason to Historical Society.

6. Planning Board Applications

a. 360 Pembroke Street looking to convert rooms inside of the house to an apartment. No change in footprint, septic plan still fits.

b. Strong Foundations Charter School, in aquifer protection district, increasing footprint up to 20,000 sq.ft. Concern in PB with increasing traffic issues. Conservation issue: increase of impervious surfaces which could increase storm water run-off.

7. **DES Letters and Applications** Nothing to report

8. Other Business

a. **Old Home Day** David has a utility trailer, Ammy will contact Jocelyn Carlucci.

b. **Other**

9. Mail and Correspondences

10. Adjournment

NEXT MEETING ON JULY 10TH

**TOWN OF PEMBROKE
CONSERVATION COMMISSION**

LAND PROTECTION CRITERIA RATING SHEET¹

Name of Property _____ Poirier/Former Conference Center Location of Property 563-90 Center Hill Road/Third Range Road
Date Evaluated _____ June 7, 2017 _____ Commission Members Ammy Heiser, Brian Mrazik, Ayn Whytemare. Also Jim
Caughlin, Wilfred Poirier

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	1	Not in aquifer, neighbors concerned with drainage issues
Parcel Size, Accessibility, and Enhancement of Other Existing Protected Lands	Larger unfragmented parcel and/or abuts existing conservation land. Accessibility to the site	3	98 +/- acres
Wildlife	Contains rare, threatened, or endangered plant or animal species and/or contains an exemplary natural community	3	In 2014 Peter Schauer (wetland specialist) found ecologically significant vernal pools
Agriculture Land	Productive farm land and other associated pasture/cleared land	1	Some prime agricultural soils
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	Many trails, often used
Cultural, Archaeological, or Historical Significance	Identified and confirmed historical, archeological, or cultural significance	2	Familiar to everyone in town
Scenic Vistas	Land that provides scenic view to others or land from which scenic views are seen	2	
Land Use Restrictions	Restrictions on how land can be used or on-going maintenance requirements	2	Center Hill Road steep, House lots subdivided out.
Funding Sources	Funding available to off-set conservation costs	.5	Don't have enough money to buy it at the moment
Unique Features	Unique natural resources not covered by other criteria	Total 17.5	

¹ To be used in conjunction with the Land Protection Criteria

² Scoring is on a scale from 0-3 0 = not present, 1 = poor, 2 = average, and 3 = excellent