

Pembroke Conservation Commission

Draft Meeting Minutes

December 10, 2018

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Jenny Manzelli (Secretary), Brent Edmonds (PB rep), Wendy Weisiger, Mike Crockwell (BOS rep), Ayn Whytemare
Public: Cindi Thorell

1. Call to Order @7:13pm

2. Pembroke Pines:

Review Deed and Vote: Ammy spoke with Charles Cleary and Tim Peloquin to discuss the 33-acre deed restriction on the conservation land that is being deeded to the town. CC members are concerned about the language of the proposed deed. Suggestions: add CC as the authoritative figure who has the right to monitor and enforce conservation land use as well as references to the map, deed description, acres, not homestead property.

Wendy made a motion to suggest asking for modifications to the deed as follows:

- a. To include a metes and bounds deed description
- b. To remove the following language:
"This deed is given for conservation purposes, subject to all restrictions as Grantee may establish. The property hereby conveyed shall be merged with other property of Town of Pembroke known as Tax Map 565, Lot 81-B."
- c. To include the following language:
"This grant is made for conservation purposes to be managed and controlled in perpetuity by the Pembroke CC, pursuant to RSA 36-A:4."

MOTION: Wendy motioned to accept with gratitude the donation of this land for conservation. Carol seconded, all in favor.

3. Planning Board Applications

- a. 373 Fourth Range Road: Brent shared details regarding the Robinson Farm property: roughly 100 acres, 53 house lots, 80k sqft lots, including septic, frontage on Flagg Robinson and Fourth Range Rd., lots of drainage issues. There seems to be a misunderstanding from the developer in regard to what land he needs to/wants to develop, specifically the serpentine road was a requirement in order to satisfy the town. The Planning Board gave feedback on what has been successful with other comparable developments. No commitments made on either side.
- b. Other: none

4. DES Letters and Applications: Dam being fixed at Pembroke Hydroelectric.

5. Review and Approve Minutes ~ October 15th: Ammy makes a motion to accept and approve minutes as stated, Ayn seconded; November 12th minutes tabled.

6. Land Acquisitions

- a. 372 Academy Rd.: Donation has been accepted and approved. Tom Maslin is drawing up deed.
- b. Poirier: Ammy discussed that owner had to go back to the drawing board and reassess the extra lot.
- c. Lester Chaput: CC did not accept the land due to unidentified boundary lines.
- d. Cook Eames also made an offer of approximately 6k on a 7th Range Rd property.

Action item: Carol will get in touch with Dave Jodoin regarding the CC's first bid on the 5.6 acre Sixth Range Rd property lot #260-42 (next to Doherty lot).

7. Conservation Lands: Sarah Pillsbury monitored Hillman and will share her findings with CC.

Action item: Ayn will contact Brian Mrazik for GPS points.

8. Other Business:

Ammy will be absent for January and February meetings. ConCom members will continue to weigh in on attendance.

- a. Range Roads: Town resident wants to start ATV club. CC very concerned.

Action item: Ayn will follow up with town resident. Potential forum for March.

- b. Forest Management Plan: no updates
- c. Other: Cindy Thorell came to inquire about land easements.

9. Mail and Correspondences: none

10. Adjournment 9:31pm

NEXT MEETING ON JANUARY 14th

Respectfully submitted by Jenny Manzelli, revised by Carol Bertsimas 1/14/19