

Pembroke Conservation Commission

Meeting Draft Minutes

October 15, 2018

In attendance: Ammy Heiser, Ayn Whytemare, Jenny Manzelli, Brent Edmonds

Absent: Mike Crockwell, Wendy Weisiger, Carol Bertsimas

Public: Aaron Wechsler

1. Call to Order @7:02pm
2. Planning Board Applications
 - a. 331 North Pembroke Rd : Special Use Permit
 - i. Aaron Wechsler of Aspen Environmental: Previously approved in 2016, minor subdivision, single family residence. The placement of the house is now going to be at the top of the hill, special use permit is for the impact on wetland buffer for the construction of the driveway, state application submitted. Proposing culverts to be put in around driveway at the three main crossing locations. First crossing – 3361sqft retained wetland impacts on one of the crossings. Second crossing – proposing 24 in 34ft long pipe, 3625sqft impact to buffer. Third crossing – this sees the most amount of water, 34ft long pipe, 4239sqft buffer impact. NHB reported no impacts. Ayn makes motion to accept plan noting that CC prefer to have permits done before construction. Brent seconds, all in favor.
 - b. 780-798 Silver Hills Dr. : Major Site Plan and Special Use Permits – Altering existing site which is to add new structure 4000sqft and new back driveway. Tim Bernier was at the TRC meeting. Low impact project. Retention pond will be taken over by the town. Ayn makes a motion to accept the plans as drawn, Jenny seconds, all in favor.
 - c. 464 Seventh Range Rd : Minor Subdivision Plan & Special Use Permit – Richard Berube, wants to subdivide the lot and build a second lot of 8 acres. CC needs better maps and more information in order to make comments. Wetland impact is unclear. Need a copy of wetland submittal. Action item: Ammy will talk to Carolyn.
3. Review and Approve Minutes~ September 10th- Ammy motioned to accept minutes, Ayn seconded, all in favor.
4. DES Letters and Applications – tabled
5. Conservation Lands – tabled
 - a. Beck Violation
 - b. Hillman
 - c. White Sands Sign
 - d. Monitoring Update
 - e. Other
6. Land Acquisitions
 - a. Poirier Update: Ammy and Jim Coughlin spoke today. Zoning board not comfortable with the project because they are still nonconforming lots. Jim thinks if the third lot were to be removed, it'd be more palatable for the ZB. Jim requested a new price of

180k for the 87 acres. Ammy makes a motion to accept 180k, Ayn seconded, all in favor.

- b. 372 Academy Road – tabled
 - i. Site walk on September 30th
 - ii. Vote to proceed
- c. Other

- 7. Other Business – tabled
 - a. NHACC Annual Meeting on November 3rd
 - b. Range Roads
 - c. Other

- 8. Mail and Correspondences – tabled

- 9. Adjournment at 8:15pm because one of our members had to leave so we no longer had a quorum.

Next Meeting on November 12th