

Pembroke Conservation Commission

Work Session Notes

January 14, 2019

In attendance: Carol Bertsimas (Vice), Ayn Whytemare (Acting Secretary), Mike Crockwell (BOS liaison), Absent: Ammy Heiser (chair), Brent Edmunds (PB liaison), Wendy Weisiger Public in attendance: Brian and Dawn Mrazik, Tim Bernier, John Rokeh, Kenny Lehtonen (VP with San-Ken Homes), David Baril, Sandy Lehtonen.

1. Call to order 7:06

2. Planning Board Applications

- a. **New England Flower Farms** @ 774-778 Silver Hills Drive. Tim Bernier, engineer presenting the plans to expand the greenhouse by adding 6000 sq. ft. of modular greenhouse. No impact on wetlands or shorelines, on space that is mined-out gravel pit. Current water protection measures include state-of-the-art water recycling to protect aquifer.
- b. **Meadow View Subdivision** 4th Range Road, Rokeh Consulting LLC, John Rokeh & Kenny Lehtonen and Sandy Lehtonen (owners/developers) presenting. This is the latest of several plans they have been working on to best develop this lot (Former Robinson Farm). Wetland impacts addressed with driveway placements. Concern that Flagg Road will be taken all the way down to 5th RR, This was a requirement of the Roads committee in 10/17. Also 4th RR be developed the length of their property, about 1700'. Price point for homes expected \$300k-\$500k Most of their building (70%) is build to suit. Individual septic and wells for each property, test pits have been successful. Public Comments: Brian Mrazik (Pembroke Hill Road). Clarifying that the improvements of 4th RR will bring it up to Class 5. Wanted to know what plan for intersection will be: Developers intend to create 4 way stop by realigning Flagg road to make it an extension of Pembroke Hill Road. What is the stormwater management: State of NH requires addressing this, planning for detention ponds as well as open and closed drainage. Will the drainage affect wetland buffers? Stormwater detention ponds outside of the wetland buffers. Time frame: Once approvals through, Phase 1 could start this summer, total of 3 phases to take up to 5 years to complete, based on home sales. Who takes care of long-term maintenance: Once town accepts roads, they accept long-term maintenance for the detention ponds. Developers looking for acknowledgement of lesser wetland impact in this latest plan. Going in front of Planning Board on 1/22, Board of Selectmen 2/4, and Roads Committee 2/5.

- c. **Pace Career Academy @ 716-718 Riverwood Drive, Jorge Santana** (Tabled, no show) Want to take over former Hilltop Consignment Building and turn it into a charter High School.
- 3. **DES letters and applications** None received.
- 4. **Review and approve December Minutes** No Quorum, tabled
- 5. **Conservation Lands**
 - a. **Beck-monitoring on 12/20/18** Violation with fence resolved (Potter on Michol Drive). Debris near 6 Melissa Drive. Carol will email membership to get consensus for sending violation letter. More obvious rebar needed on some of the points. Corner pin on gas line missing.
 - b. **Other** Need for new members, perhaps a table with visibility at town meeting (March 16th) with info.
- 6. **Land Acquisitions**
 - a. **Pembroke Pines** Deed for conservation piece has been accepted by BOS on January 7, 2019.
 - b. **Sixth RR parcel (abutting Doherty) lot # 260-42** Carol was advised by David Jodoin to write a letter to BOS expressing our continued interest in this lot. This is a reiteration of previous communication we have had with them, Carol will deliver the letter to them at their next meeting.
 - c. **Heiser Property – 372 Academy Road** Deed signed to town ownership on 12/17/18. Total of 31 acres. Ann Bond want to know where the public access to this piece is located. Carol will speak to Ammy about this.
 - d. **Poirier-** Still pending lot adjustment.
- 7. **Other business**
 - a. **Annual Report Info** Ayn and Carol will come up with something.
 - b. **ATVs on Range Roads Public Forum**, sometime after Town Meeting. Ayn will talk to David Jodoin about a meeting coming up with Fish & Game.
 - c. **Monitoring Day April 6/7**
- 8. **Meeting Adjourned 9:14**

NEXT MEETING FEBRUARY 11TH

Respectfully submitted by Ayn Whytemare