

Pembroke Conservation Commission

Meeting Minutes

November 11, 2019

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Ayn Whytemare (Sec), Wendy Weisiger, David Baril. Absent: Brent Edmunds (PB), Mike Crockwell (BOS)

1. Call to Order @ 7:10 pm

2. Planning Board Applications

- a. **Minor Site Plan: Pace Academy** Want to add a woodworking shop as part of vacant space in the building. Because it is a change of use it is coming to us. Parking spaces also to be added. Will not be doing any site work. Comments for Planning Board: No concerns at this time.
- b. **Major Subdivision: San-Ken Homes** New proposal with 56 units, not using Range Roads. Concern that it appears that septic systems and wellhead setbacks overlap. Seems to be trying for a cluster development so the boundaries between units will be less defined. It appears that some driveways will be on top of septic systems. This would leave roughly 95 acres for open space, the cluster development regulations in town are not specific enough to protect abuses in these types of cases. Comments for Planning Board: Want wetland buffers remain naturally vegetated, even lawns and structures compromise its function, so language protecting these should be in each property deed. Any alteration of terrain follow BMPs and make sure any impacted wetlands are restored and/or mitigated. Concern that the number of added cars will ruin the rural character of the area. Plan will concentrate impact in a small area, and we question whether that many septic systems in that small an area can be successful. We believe that the current 20' wetland setbacks are insufficient for current flooding conditions. A 50' setback from wetlands is considered a sufficient minimum for most wetlands. Carol moved that we STRONGLY SUGGEST that an independent hydrologist evaluate the development's number of septic systems and independent wells in such a concentrated area will affect surrounding wetlands and water flow. David seconded. All in favor.

3. Review and Approve Minutes~ October 14th No quorum

4. DES Letters and Applications Nothing

5. Conservation Lands

- a. **Heiser** Needs 1 sign for Academy Road
- b. **Center Hill** Need signs, will know how many after getting baseline done (Ayn, David and Brian)
- c. **Pembroke Pines** Baseline needed, survey has been done, although we have not received any maps.
- d. **White Sands** Gate is up and Eversource was easy to work with.
- e. **Monitoring Update** Now that leaves are down monitoring can be easier. Ammy will be monitoring Hillman with Sarah Pillsbury of Five Rivers next weekend.
- f. **Other** Carol tried reaching out to person who was concerned about tree but have not heard anything.

6. Land Acquisitions

- a. **Letter from Skip Hillman** (related to the Hillman family) has 1.5 acres on 655 Kimball Road. Although no frontage on a RR it is mostly wetlands on Pettingill Brook. Ayn moved to look into moving ahead with the donation, Ammy seconded. All in favor. Site walk needed.
- b. **Other** Ammy will talk to David Jodoin about getting the Doherty Extension parcel onto a Warrant article for Town Meeting.

7. Wetland Ordinance Proposal We have until mid December, Ammy is working with Carolyn (Town Planner) to craft Warrant Article for Town Meeting to update Wetland language based on our conversation we have had in October 2019. Need to increase buffers for wetlands, add a buffer for vernal pools, require wetland medallions on private property and we to get more specific language to define wetlands in order to protect them. Cheapest way to save a town money in flood events is to increase wetland buffers. Ammy was requested to be present for the Planning Board's next Working

8. Other Business No members were able to attend the NHACC annual meeting this year due to personal obligations

9. Mail and Correspondences Various

10. Adjournment 9:00 pm, which is exactly when my computer's battery ran out!

NEXT MEETING ON DECEMBER 9TH