

Pembroke Conservation Commission

Meeting Minutes
September 12, 2016

In attendance: Ammy Heiser (chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik (Monitoring), Jenny Manzelli. Absent: Steve Fowler, David Baril, Brent Edmunds. Members of Public: Robert MacCormack, Quinn Fisher (Eagle Scout)

1. Call to Order @ 7:10 pm

2. **NHACC Annual Meeting Discussion with Barbara Richter** Discussion of field trip sites for Annual meeting, White Sands and Hillman proposed. Info should be ready by end of September on website. (Actual Date Saturday November 12, may need help with set up night before). Suggested something that towns in Massachusetts have done is have right of first refusal on large parcels of land that are in current use. Seems like something we should look into.

3. **Review and Approve Minutes ~August 8th** Ammy moved to accept as written, Brian seconded, all in favor with Carol abstaining.

4. Conservation Lands

a. **Monitoring Update** Carol reports that deer stand still in Butterfield. Wants to send him a formal written request to have it taken down within 30 days or we will take it down.

ACTION ITEM: Carol will draft a letter and e-mail it around. Jenni and Ayn will do Beck, Clark & Schuett.

b. **Whittemore Land** Increased damage from ATV on inner trails. Need to get up more signs, state-wide legislation currently being considered.

ACTION ITEM: Ammy will go take pictures of trails in Whittemore, encourage the rest of us to do the same on other properties. May need to invite Chief Gilman to a meeting to ask for more enforcement.

c. **Other** Ayn moved we approve \$500 for bus transportation for 7th grade field trip to White Sands. Ammy seconded. All in favor. (Would be nice to have it done before November NHACC meeting)

5. **Planning Board Applications** John's Wrecker service special use permit to go into old Epoch Homes property on Sheep Davis Road.

6. DES Letters and Applications

a. **Kinder/Morgan Wetlands Application** Brian reviewed plans and wrote a review that he sent to the state.

7. Potential Acquisitions

a. **Pembroke Pines**: Robert MacCormack visit, let him know what our priorities are for conservation. He took golf course over 5 years ago, needs updating to stay competitive. Bought land as investment from Bert Whittemore and Family. Was surprised that his variance for housing was met with such resistance, has not had as much problems from his projects in Derry and Salem. Thought the rental properties would fit into Master Plan and need for rentals in the area. Have turned attention to improving golf course. Three potential plans: Single Family Homes, Duplexes or Rentals (would need variance). Bringing mark-ups of those three to the Planning Board in October, want to smooth things over with us first. Inlet/outlet through Pembroke Pines and Nadine Drive. Upper 25% of the 94 acres in first phase (20 single family, or combination of 5 single family and 14 duplexes, or 64 – 2 bedroom (1700-2200 sq. ft.) townhouse condos all on town sewer). No chance to connect to loop road because golf course in the way, however, if 64 unit gets passed, no further

development needs to occur and a conservation easement is possible. PCC expressed interest in old railbed for Rail-to-Trail and/or frontage along river.

ACTION ITEM: Ammy, Brian and Jenny will talk with Stephanie Verdile about the potential for conservation on this property.

- b. Poirier Lot** He would like us to buy it, Ammy is still talking to him but we are not able to pay his asking price. We are still interested in it.
- c. Other** Need to let town planner know and others that we are interested in Rail-to-Trail river corridor if any of those properties are up for sale.

8. Other Business

- a. Range Roads** Brian researched ownership of lumber on either side of Range Roads and abutting owner is entitled to them.
- b. Northern Pass** Ammy is working to oppose as well as attending meetings with other Conservation Commissions and finding out what resources are available.
- c. Other** Quinn Fisher working on Merit Badge for Boy Scout to retroactively get permission to pick up trash for the conservation portion of his camping badge.

9. Mail and Correspondences Reply from Robert MacCormack, Jenny got letter back from CNHRPC about funding (meaning, there isn't much).

10. Adjournment at 10:10 pm Whew!

NEXT MEETING ON OCTOBER 17th