

Pembroke Conservation Commission

Meeting Minutes

June 14, 2021

In attendance: Ammy Heiser (chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik, Wendy Weisiger, Susan Plante, Karen Yeaton (BOS Rep), Kevin Foss (PB Rep). Public: Jamie and Barbara Irving, Robert McCormick

1. **Call to Order** 7:04pm at Town Hall (Joined by Kevin Foss from PB for the first time)
2. **Potential Acquisitions**
 - a. **Irving Parcel: 301-323 Fourth Range Road** Jamie and Barbara, have a property that only has frontage on Class 6 Road, property bought in 1970s on speculation. 45 acres on corner of Kimball and Fourth RR. Too expensive to develop but can't afford to donate it either. Have spoken to some developers. Assessed for \$131,000, listed for \$180,000. Looking something between those two prices. Mixed hardwood and ephemeral stream. Ammy explained the process: site walk, rating sheet, Conservation Appraisal, BOS approval. They understand and give us permission for a site walk. Site walk set for Thursday July 8th at 5:30 pm and the corner of Fourth RR and Kimball Road
 - b. **Other** Another parcel off of Church Road which abuts Keniston for sale, 25 acres.

ACTION ITEM: Susan Plante will check into the Church Road parcel.

3. **DES Applications and Letters**
 - a. **Expedited Wetland Permit: The Meadows at Chickering** Needed to do maintain a drainage culvert which has become filled in. Ammy moved to accept and allow her to sign off. Wendy seconded. All in favor, Karen abstained.
 - b. **North Pembroke Road Bridge: Permit Approval May 21, 2021** Has been approved
 - c. **Eversource ROW: Approval April 27, 2021** Maintenance approved.
4. **Planning Board Applications** None
5. **Zoning Board Applications**
 - a. **Pembroke Pines** Robert McCormick seeking approval for 65 more townhouse units and three new single-family homes. Huge demand at the moment. Selling these 15.5 acres to his own development company (which is in the existing Golf Course) is needed to build the new clubhouse and insure the financial stability of the golf course. Offering same acreage along Merrimack and Soucook Rivers and into old gravel pit as an offset, but Current Open Space Development removed in last town meeting. Natural Resource Plan identified this offset area as high in diversity and sensitivity. Sewer availability an issue. Concern about traffic impact, increased accidents with current 74 unit development. He reports wetland

impact to be minimum. Consider what would happen to land if golf course was not there. Golf course currently under discretionary easement which was renewed in 2018 for 10 years which keeps it from being developed. Part of development involves improving drainage and water storage for the golf course. Comment to ZB: When he asked about the first units, he said this was the only thing he was going to do, we need to see if the land he proposes for offset is the best possible outcome for conservation, difficulties with managing access road into proposed conservation land. Concerns about increased traffic and population pressure in the area and the future of other land in the discretionary easement. Advantage of townhouses is that they do not “expand” the way single family homes do. Wetland impacts have been minimized. Further development of Golf Course of concern. ZBA meeting June 28th, check with Town website.

6. Conservation Lands Baseline of White Sand/Pembroke Pines Extension needs doing.

7. Other Business

- a. Open Space Survey** On town website under “News”
- b. Metal Detectors** Tabled for time. Forest Society policy is “No” metal detecting to protect cultural resources.
- c. Range Roads** Signs banning OHRVs seasonally are in, should let Chief Gilman know we are putting them up. Need to keep track of where we put them up. Email chain between members can be used to organize putting up signs.
- d. Pembroke Hazardous Mitigation Survey** for Emergency Management, asking people to weigh in on town website under “news”.
- e. Review and Approve May 10, 2021 Minutes** Ammy moved to accept as written, Carol seconded. All in favor, Kevin abstained.
- f.** We need to have a major meeting of all Zoning issues around town to make sure we can balance protection with reasonable growth. Invite Central NH Planning, Legal Council and each board and the public to develop smart growth guidelines similar to what other communities have done. Meeting likely at the end of July.
- g. Public Statement** Karen and Susan working on a statement encouraging appropriate use.

8. Mail and Correspondences DES newsletter.

9. Adjournment 9:29 pm

NEXT MEETING ON JULY 12TH