

Pembroke Conservation Commission

Meeting Minutes

October 18, 2021

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice), Ayn Whytemare (Secretary), Brian Mrazik, Kevin Foss (PB rep), Karen Yeaton (BOS Rep), Wendy Weisiger. (Susan Plante has resigned)

1. **Call to Order** 7:05 pm, in person at Town Hall
2. **Planning Board Applications: Pembroke Pines- Design review** Received variance from ZBA at Technical Review meeting on 10/12/21, Planning Board still needs to weigh in. Clubhouse to be built before Phase II units. Developer wants Town Boards to comment on this plan. Will the increased traffic warrant a stoplight at Whittemore Road? Current wetland buffer is golf course, plans come quite close (into?) the buffer. This is proposed as an Open Space development (we currently have no Open Space Development codes), although the acreage they are donating may not meet the previous guidelines for an Open Space Development. Developer is building a sidewalk up Whittemore Road as a good will gesture to the town. Developer paid the fee of the discretionary easement made in 2018 to allow him to allow this development to go in before the 10 year easement was up. Fee set by state, nothing to prevent him from doing it again.
3. **Range Roads:**
 - a. **Sign Language** Wrong chapter might be referenced on email between Steven Whitley (Town Attorney) and David Jodoin (Town Administrator). Need Whitley to look again in reference RSA 184 (OHRV prohibitions) not 185 (weight restrictions). Will need a public hearing if we are to change town code and put up these signs.
 - b. **Future Protection** Need to discuss if there is any particular Range Road we wish to change the classification in order to permanently protect. Sixth and Fifth Range Roads not currently under development pressure, may be good place to start? Class A trail: vehicles allowed for current use purposes, no additional building development allowed. Class B trail: Prohibits vehicular traffic with written permission of owners only.
4. **Zoning Board Applications** Evans development on Beacon Hill Road, no plans included. Applying for variance for frontage requirements to allow higher density. We are opposed to making an exception for this, would prefer fewer units.
5. **DES Letters and Applications** None
6. **Potential Acquisitions** None at this time, property on Mass Ave. currently being looked at by several other parties.
7. **Conservation Lands**

- a. **Monitoring Update:** Ammy will be doing Hillman with Sarah Pillsbury with Five Rivers
 - b. **Other** Brian will send Wendy GPS files for her to convert into GIS files for use on Avenza app on phone for use in the field.
- 8. **Review and Approve minutes ~ September 13, 2021** Kevin moved to approve, Ammy seconded. All in favor, Karen abstaining.
- 9. **Other Business**
 - a. **Deeds to review** Need to prioritize properties categorized as 3a or 4 for conservation amendments for better protection from town seizure of development. Need legal input.
- 10. **Mail and Correspondences** NHACC, Forest Notes from Forest Society.
- 11. **Adjournment** 9:08 pm

NEXT MEETING ON NOVEMBER 8TH