

PEMBROKE CONSERVATION COMMISSION  
FINAL MEETING MINUTES  
September 12, 2022

**In attendance:** Ammy Heiser (Chair), Carol Bertsimas (Vice), Brian Mrazik (Secretary), Ayn Whytemare, Karen Yeaton (BOS Rep)

**Absent:** Kevin Foss (PB rep), Tom Gallo, Wendy Weisiger

**Public:** Marcel Belperron

**Call to Order:** Meeting called to order at 7:03pm

**Planning Board Applications:**

**1. Special Use Permit Application SUP-WP #22-315, Tax Map 565, Lot 193-3 located at 245 Pembroke Hill Road, wetland crossing for driveway:** Marcel Belperron presented the plan for installation of a driveway on this lot. The driveway will require 1640 sq.ft. of wetland impact including fill and culvert installation. The original plan was reviewed by the CC at its July 11 meeting and was subsequently turned down by the PB. Mr. Belperron presented a letter to the CC dated September 2 regarding this plan. He explained that the area had been previously disturbed for the installation of sewer lines and asked that the CC reconsider its previous opposition to the project. He also mentioned that the property has had unauthorized use by OHRVs which has also damaged the wetlands. He stated that future plans included subdividing the lot for a second residential structure. The CC explained that its opposition was based on the fact that other areas of the lot could be developed without impact to wetlands or the wetland buffer and that a special exception to Town ordinance requirements was therefore not warranted.

**2. Minor Subdivision Application #22-02 Tax Map VW, Lot 58 located at 15 Lindy Street:** The Applicant proposes to subdivide the lot into 2 residential lots to be served by town water and sewer. Based on the materials submitted, the CC has determined that significant new impacts to the aquifer from the proposed project are unlikely, and therefore has no objection to the proposal.

**3. Major Site Plan Application #22-105, Tax Map 632, Lot 17 located at 98 Sheep David Road. Special Use Permit Application SUP-AC #22-314 for construction over the aquifer:** This application proposes a major expansion of a dealership specializing in sales, service, and storage of machinery for construction, roadbuilding, and forestry purposes. One new building and two building additions are planned with expansions of parking, loading and docking areas and new storm water management systems.

The CC has concerns regarding this application. There will be a major increase in heavy machinery servicing on the site including construction of 4 new service bays (5,200 sq.ft.). Associated with this proposed expansion of machinery servicing will most likely be increased storage, use, and disposal of hazardous materials, including such items as petroleum distillates, solvents, and other cleaning and lubricating materials. The project narrative and plans indicate that an oil/water separator will be replaced for the floor drains in the service bays and the outlet will be connected to the public sewer system. We question whether an oil/water separator is sufficient treatment for floor drains, as other hazardous materials are likely to be introduced to the Town sewer system. The plans also call for the installation of new fueling station adjacent to

the storage area. This will include a 1,500-gallon tank of gasoline and diesel fuel for refueling the heavy equipment.

The CC continues to oppose the siting of heavy equipment servicing facilities, as well as other facilities dealing with hazardous materials such as pesticides, asphalt and motor fuels, above the Soucook stratified-drift (sand and gravel) aquifer system. This system supplies the Town's water supply wells which are only approximately 4,200 feet southwest of the planned site. Despite the use of best construction practices, there remains the risk of contaminant release due to unforeseen circumstances such as human error, illegal dumping, vandalism, acts of terrorism, equipment failures and collisions from both land vehicles and aircraft. We note that both an airport and heliport are located in close proximity to the site. Increases in the number and size of facilities storing and utilizing hazardous materials above the aquifer is significantly increasing both the short- and long-term risk of eventual contamination of the Town wells, resulting in significant public costs to develop other sources of water supply.

**NHDES Letters and Applications:** The CC received a copy of the wetland permit application for the new Pembroke Pines development and a conditional approval letter from DES to Eversource for replacement of utility poles in wetland areas of their right-of-way.

**Review and Approve Minutes August 15, 2022 Meeting:** Ammy motioned to accept the draft minutes with a correction to the date for the approval of the July minutes. Carol seconded. All voted in favor.

### **Conservation Lands:**

**1. Deed Reviews:** Ammy contacted Atty. Stephen Whitley about the feasibility of alternative methods to expedite the incorporation of additional conservation protection in deeds for the properties lacking adequate protection. In particular, the CC is seeking legal methods for making the changes en-masse, rather than individually.

**2. Monitoring Update:** No additional monitoring visits were conducted in the past month. Ayn agreed to monitor White Sands.

**3. Surveying:** Brian circulated a list of properties for which boundary points have never been placed or are otherwise missing (attached). Ammy will pursue surveying services to set new markers at these points.

### **Other Business:**

- 1. Range Roads:** Ammy stated that the BOS has called a special meeting involving Town Counsel, department heads and board and commission chairmen and co-chairs on September 19 to discuss strategies for dealing with new development on Class VI roads and private roads.
- 2. New Acquisitions:** Ammy advised that she had been contacted by Joann Gelinas regarding her interest in having approximately 65 acres of the Gelinas Farm incorporated in a conservation easement to be held by the CC. Ammy will discuss this opportunity with Stephen Whitley and get back to Joann with a plan.

**3. Mail and Correspondence:** None of significance.

**Adjournment:**

By consensus, the meeting was adjourned at 9:01 PM

NEXT MEETING ON OCTOBER 17

**TOWN OF PEMBROKE  
CONSERVATION COMMISSION**

**CONSERVATION PARCELS NEEDING BOUNDARY POINTS SURVEYED AND PLACED 9/12/22**

<b>PARCEL</b>	<b>BOUNDARY POINTS (GPS NUMBER)</b>
BECK	BK01, BK05, BK06, BK07, BK08, BK10, BK11, BK15, BK16, BK46
BRAGFIELD POND	BP120
BRITTANY	ALL
CLARK	CL31, CL32
GAMLIN	GA190, GA180, GA170, GA165
HEISER	ALL
HILLMAN	HL026, HL132
KENISON	KT11, KT13
MERRIMACK RIVER	MR20, MR30, MR40, MR50
WHITE SANDS	WS41, WS42, WS50, WS120, WS130, WS140, WS210, WS240*, WS250*, WS260*, WS270*, WS280*, WS290*, WS300*

\*Needs to be field checked for placement by Pembroke Pines