

PEMBROKE CONSERVATION COMMISSION  
FINAL MEETING MINUTES  
JANUARY 9, 2023

**In attendance:** Ammy Heiser (Chair), Carol Bertsimas (Vice), Brian Mrazik (Secretary), Wendy Weisiger, Kevin Foss (PB Rep)

**Absent:** Ayn Whytemare Tom Gallo, Karen Yeaton (BOS Rep)

**Call to Order:** Meeting called to order at 7:07 pm

**Planning Board Applications:** Minor Subdivision Application #23-01, Robert & Cindylou Gelinas, Tax Map 262, Lot 36 located at 485 Fourth Range Road. The applicant proposes to subdivide the lot into 2 residential lots to be served by onsite well and septic. The lots (35 and 36) were merged last May. The owners would like to re-subdivide them back into 2 lots in a different configuration. The CC reviewed this plan and has no objections or other comments.

**Zoning Board Applications:** None

**DES Letters and Applications:** None

**Review and Approve Minutes December 12, 2022:** This action was tabled because only three members of the CC present were also present at the December meeting.

**Conservation Lands:**

**1. Deed Reviews:** No new information.

**2. Monitoring Update:** No new information.

**3. Other:** The CC again discussed the need to acquire a metal detector which would assist in locating boundary markers which have been buried or broken off at ground level. Wendy suggested that the CC consider a magnetic locator rather than a simple metal detector. Magnetic locators detect only ferrous metals and have longer ranges, but the cost is higher. For example, a Spot Magnetic Locator made by the Schonstedt Instrument Company generally sells for \$650-\$750, whereas metal detectors are commonly available for \$300 or less. Wendy also suggested that the CC consider renting a magnetic locator (such as from E. J. PRESCOTT in Concord).

**Possible Acquisitions:** The Gelinas Farm on Forth Range Road has recently sold with a condition that most of the property will be placed under a conservation easement. Wendy will contact the new owner to discuss their plans regarding this requirement.

**Other Business:**

Ammy reported that January 19 is the deadline for the CC to submit its annual summary for the Town's Annual Report.

Kevin summarized the three zoning ordinance amendments prepared by the PB that will appear in this year's Warrant Articles. The Planning Board will be holding its first public hearing for these amendments on January 10<sup>th</sup>. One proposal is to amend the re-application process for

Special Use Permits. Currently, an applicant who is denied a special use permit can reapply as many times as they want with the same application. The proposed change will allow an applicant to re-apply only if the new application materially differs from the denied application. The other two proposed amendments are primarily reformatting with no substantial changes.

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

**Adjournment:** By consensus, the meeting was adjourned at 7:53PM

**NEXT MEETING:** February 13, 2023