

PEMBROKE CONSERVATION COMMISSION  
MEETING MINUTES  
MAY 8, 2023

**In attendance:** Ammy Heiser (Chair), Carol Bertsimas (Vice), Brian Mrazik (Secretary), Wendy Weisiger, Tom Gallo, Brent Edmonds (PB Rep)

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

**Guest:** Jeff Evans, Five Rivers Conservation Trust (FRCT)

**Call to Order:** Meeting called to order at 7:06 pm

**Five Rivers Conservation Trust:** Jeff Evans, Director of Conservation for FRCT, met with the CC to discuss the role of the Trust, their current efforts to develop a strategic “Conservation Plan” and potential acquisitions in Pembroke. FRCT is a non-profit land trust whose mission is primarily to obtain and hold conservation easements in lands within 17 communities in the Concord area. FRCT has approximately 6,000 acres of land under conservation, including 87 under easements and 3 under their ownership. The Hillman Farm is currently the only conservation property in Pembroke that has an easement held by FRCT. FRCT is actively working on the development of their first strategic conservation plan and their first draft will be presented at a meeting on June 5 6-8 PM at the Citywide Community Center on Canterbury Rd. in Concord. Representatives from all conservation commissions are encouraged to attend. Initiatives in their new Plan include program growth, establishment of conservation priorities, and enhanced partnerships with town conservation commissions. In an effort to increase partnerships with towns, FRCT has developed an on-line survey of town conservation interests and priorities and would like a response from each of the conservation commissions in their 17-community area.

FRCT is currently discussing, with landowners, two potential conservation easements in Pembroke. The first is on the former Gelinas Farm, a 65-acre parcel (262-037) on Fourth Range Road. The owners are currently working to amend mortgage and deed language to facilitate putting most of the property under a conservation easement that they would like to sell to FRCT. FRCT is interested in acquiring an easement on this farmland and may apply to USDA NRCS for funding. FRCT would also seek funding from the Pembroke CC.

The other easement under discussion involves property owned by Lee Grimes on the Suncook River side of Buck St. (870-001). This includes approximately 86 acres of farmland on the river adjacent to the Hillman Farm conservation area. This would also be a high priority project for FRCT because of its farm status, high value soils and wildlife habitat, and river shoreland. If an acquisition moves forward, funding assistance from NRCS and the PCC would likely be sought. Jeff plans to meet on-site with Lee and Ammy in June to discuss this further.

**Planning Board Applications:** Minor Site Plan Application #23-101, Lot 175 located at 3 Glass St. in the Central Business (B2) Zone, the Aquifer Conservation (AC) District, the Suncook Business (SB) District, and the MS4 District. The Applicant proposes to redevelop the existing building into a mixed use of retail, café, and self-storage space. The CC has no comment on this application because there is no change in the footprint of the structure, it is currently on Town water and sewer, and environmental impacts are unlikely to change under the proposed use.

**Zoning Board Applications:** None

**DES Letters and Applications:** None.

**Review and Approve Minutes of April 10, 2023 Meeting:**

Carol moved to accept the minutes of the April 10 meeting, as drafted. Tom seconded. All voted in favor except Brent, who abstained.

**Conservation Lands:**

**1. Deed Reviews:** No new activity. Ammy and Stephen Whitley plan to meet to develop a course of action on the Beck and White Sands parcels.

**2. Monitoring Update:** Beacon Hill was monitored by Ayn and Tom. AGNE and Ames Brook were monitored by Ammy and Brian. No significant issues were identified.

**3. Boundary Marker Replacements:** Ammy will meet with Hank Amsden regarding the replacement of several markers on the Beck and Bragfield Pond parcels.

**4. Signs:** Ammy has received no response from the NH Department of Corrections regarding the procurement of conservation area signs. She will contact MegaPrint Inc. to obtain a quote on the planned order.

**Other Business:**

**1. Election of Officers:** Wendy moved that the same slate of officers for 2022 be retained for 2023. Carol seconded. All voted in favor.

**2. Planning Board Update:** Brent reported that the Planning Board is reviewing the parking requirements for commercial developments which may be higher than necessary.

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

**Adjournment:** By consensus, the meeting was adjourned at 8:48 PM.

**NEXT MEETING:** June 12, 2023