

Pembroke Conservation Commission

Site Walk
March 24, 2016

In attendance: Ammy Heiser, Carol Bertsimas, Ayn Whytemare, Mike Crockwell, Steve Fowler and Lupin the Dog. Patrick Colburn from Keach-Nordstrom Associates and their Wetland Scientist, Tom Sokoloski.

Pembroke Meadows: Map 264 Lots 4 & 7, Map 266 Lots 25-4 & 26, Map 567 Lot 1. This is the 125 ac. Across from Pembroke Academy, Pembroke St and Broadway abutting Brittany Circle. The proposal is for 116 house lots on this property.

We met at the existing entrance at 4:30pm where the first house will be placed across from Pembroke Academy. There was a discrepancy between maps provided by Rick Van de Poll and the overview plan provided by the applicant represented by Patrick Colburn. Rick's maps of the area showed large areas of low and medium low value wetlands. The CC was concerned that house lots were located in some of these wetlands. We specifically wanted to view the wetland areas designated on Rick's map. Tom Sokoloski showed us how he sampled the soil and also looked for hydrology and plants that determine wetland conditions. The soil he sampled was not hydric. There were some plants considered wetland plants but there were also some plants that don't grow in wet areas. Corn was planted on some of these proposed wet areas and according to Tom, corn doesn't grow well in wetlands. There was also bittersweet and again, that doesn't grow in wet areas. Tom took numerous samples to confirm his findings. His mapping was done by field work and Rick's was not. He very much respected Rick's work but said field work was essential to confirm aerial mapping.

None of the development will be crossing the gas line, which is up hill from the floodplain drop and sewer line right of way. However, there will be drainage basins placed in that area to deal with water coming from the development and from Pembroke Street. The proposed plans call for grass to be planted, we suggested that using wetland shrubs to ring the drainage area might keep the area clear of invasive plants. Concern over long-term maintenance of these retention areas and who is responsible.

Main entrance and exit to be at Broadway just south of the existing light. In later phases a Right only in/Right only out is proposed directly on Pembroke Street. Apparently owners of homes that give access to PA light unwilling to sell, so this is the next best way.

Meeting was adjourned at 6:15pm.

