



Town of Weare
Conservation Commission
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Conservation Commission
Andy Fulton, Chairman
Andrea Alderman, Vice Chair
Tom Carr, Secretary
Stephen Najjar
John Ciampi
Patricia Myers
George Malette
Paul Kosciuszek, Alternate

**CONSERVATION COMMISSION
MINUTES
JULY 11, 2007
(Approved as amended 8/8/07)**

PRESENT: Andy Fulton, Chairman; Andrea Alderman, Vice Chairman; George Malette; Steve Najjar; Tom Carr; John Ciampi

GUESTS: Peter Twombly, John Stark Regional High School

I. CALL TO ORDER:

Chairman Andy Fulton called this meeting to order at 7:08 PM at the Weare Town Office Building. Chairman Fulton stated that for the record Tom Carr is present but will be recusing himself from the board for the next discussion.

II. WETLANDS APPLICATION PRESENTATION:

EXPEDITED DREDGE AND FILL FOR JOHN STARK REGIONAL HIGH SCHOOL:

Tom Carr, Meridian Land Services and Peter Twombly, John Stark Regional High School was present. Mr. Carr explained that they are presenting a slope stabilization plan. This is an expedited application it involves 500 square feet of wetlands impact to build some retaining walls up and then reslope from the asphalt surface to the top of the wall. Some of the slopes are as steep as 1 ½ to 1 and in the last several years there have been 3 land slides, 2 on the south side of the entrance and 1 larger on the north side, which happened this last April. The outline of the slide area into the wetlands is shown. He has made a request in the first page of the application is an expedited request to expedite the expedited permit at the State. There is a specific format and those three criteria listed there to qualify to expedite. The reason is that John Stark needs to have the driveway reconstructed before the end of August, before school opens. It is going to essentially shut that entrance down to one lane to do the project. The third page of the application describes the three structures they are going to be putting in. Mr. Carr further explained in detail the structures and the work that is intended to be done. Steve Najjar made a motion to have the Chairman sign the application, John Ciampi seconded the motion, all in favor.

III. PLANNING BOARD ITEMS:

CHARLES, SYLVIA, JEFFREY & ANN BROWN – LOT LINE ADJUSTMENT, EAST ROAD & PEASLEE ROAD, #405-045 & #405-047: The WCC reviewed this lot line adjustment plan and has no comment on this proposal at this time.

DIANA L. SPRING – SUBDIVISION, HELEN DEARBORN ROAD, #411-316: The WCC reviewed this three lot subdivision. The WCC felt that the Planning Board needs to verify

minimum lot size (on gravel road and in conservation overlay). They also stated that should note 2 indicate that 250 feet of frontage be required?

Steve Najjar for the record stated that he will be stepping down for the next discussion.

LAKE SHORE VILLAGE RESORT TRUST – LOT LINE ADJUSTMENT, COTTAGE ROAD, TAX MAP 103-006 & #103-006.002: The WCC reviewed this lot line adjustment plan. Steve Najjar, a Weare resident and a member of the Conservation Commission, who recused himself from discussion of this item, addressed the commission (as a private citizen) with his concern that survey plats for lots bordering Lake Horace accurately reflect property ownership for the lakeshore. Land up to elevation 659 ft. was deeded to the State for flowage. The State has flowage rights up to 662 ft. The State maintains Horace Lake at 655.49 ft. The Conservation Commission agreed to pass along Mr. Najjar's concerns to the planning board. The concern is that the survey plat be an accurate representation. The WCC had no comments otherwise.

IV. WETLANDS BUREAU ITEMS:

DES SITE SPECIFIC PERMIT ISSUED – JOHN & TAMMIE NELSON: The WCC received a copy of a letter to John and Tammie Nelson issuing the site specific permit with an expiration of June 2009.

DES SITE SPECIFIC APPLICATION #070306-01 – MT. WILLIAM, INC: The WCC received a copy of a letter to Mt. William, Inc. acknowledging receipt of the site specific application but there is more information needed.

DES WETLANDS BUREAU #2007-01347 – INNOVATIVE LAND SOLUTIONS (2 LETTERS): The WCC received a copy of a letter to Innovative Land Solutions acknowledging that the application is administratively complete.

V. MINUTES:

MAY 9, 2007 MINUTES: Steve Najjar made a motion to accept the May 9, 2007 minutes as written; Andrea Alderman seconded the motion, all in favor.

JUNE 13, 2007 MINUTES: Andrea Alderman made a motion to accept the June 13, 2007 minutes as amended; John Ciampi seconded the motion, all in favor.

VI. OTHER ITEMS:

CONSERVATION FUND BALANCE: Andrea Alderman requested an update from Tina Pelletier, Bookkeeper, received the update this evening, and will provide a breakdown of the fund amount vs. obligations by email to the commissioners when she has a chance. Steve Najjar noted that the \$50,000 reimbursement from Fish and Game for the Eastman Conservation Area should be forthcoming.

FORESTER AD: This ad will be run and close on August 1, 2007.

IMPLEMENTING WETLANDS BUFFER ORDINANCE WITH ZONING BOARD AND CODE ENFORCEMENT: Tom Carr volunteered to get in touch with Chip Meany, Code Enforcement Officer about identification and enforcement issues. The WCC considered recommending that Chip attend an Army Corp. identification course. As long as Mr. Carr is active on the commission, he is willing to advise and back Chip up.

TREE CUTTING VIOLATION AT HOLLY HILL DEVELOPMENT/BREED BROOK CONSERVATION AREA: This violation occurred some time ago and the Johnson's were supposed to pay the fine. It has been brought to the Town's attention that this property is now and has been vacant for a while.

WOSC (WEARE OPEN SPACE COMMITTEE) UPDATE, SITE WALKS: Some potential land opportunities are: Sylvia Pope land and the Steiner land. The Baileys and Pinard's were approached in August. Shawn Hawkes was approached in July. There are still 5-6 possibilities for purchasing land.

CONSERVATION PROPERTY ACCESS ISSUES: The website and map for the Eastman property was discussed. In regards to signage, Steve Najjar will call two sign companies to get prices for signs.

WEBSITE UPGRADES (PROPERTY DESCRIPTIONS, MINUTES, ETC.): Chairman Fulton appealed for more property descriptions to be completed. Chairman Fulton mentioned that the website minutes section hasn't been upgraded in some time. George Malette mentioned that Merry is being trained for website maintenance duties such as posting information. Mr. Malette commented that meeting minutes are to be available to the public in draft within 5 business days of meeting completion.

JULY 12, 2007 PLANNING BOARD WORKSESSION: George Malette explained that the WCC was invited since the planning board subcommittee addressing preserving agricultural soils is presenting a status report. Chairman Fulton indicated that he was planning to be in attendance

JULY 2007 CALENDAR OF OTHER BOARDS/COMMISSION MEETINGS: This is the monthly calendar showing all meetings for all the boards/commissions for the month of July. The availability of the monthly meeting calendar was noted.

CONSERVATION COMMISSION - BUDGET PRINTOUT AS OF 6/28/07 & 7/2/07: This is a monthly budget printout from the Finance Department to show the WCC where they stand in expenses for the month as well as the year. The availability of the budget printouts was noted.

PRLAC – AUGUST 20, 2007 AGENDA & JUNE 18, 2007 MINUTES: Chairman Fulton noted the PRLAC questions regarding the Mount William, Inc. site specific permit application.

UNH COOPERATIVE EXTENSION – GRANTIE STATE WOODLOT MANAGEMENT BROCHURES: The program is being held in Hollis for anyone that might be interested.

COPY OF CHECK FROM PSNH FOR OPEN SPACE COMMITTEE: Chairman Fulton will check on the whereabouts of the check and see that it gets deposited in the WCC's unrestricted grant account.

P & S AGREEMENT FOR LINDA HALL: Chairman Fulton explained that the P&S had been finalized and was to be sent by Laura Spector to Linda Hall for signature after which the Town will sign. Steve Najjar suggested we arrange the public hearing for the expenditure from the Conservation Fund for next meeting (August 8, 2007). Andrea Alderman volunteered to see that the public hearing is properly advertised. The posting and advertising will be for both the Hall project and the Brown conservation easement purchase.

TITLEPRO INVOICE: Chairman Fulton mentioned that he had an invoice from TitlePro for services relating to the Hall project. The WCC will give the invoice to Tina Pelletier for authorized payment as reflected in the May 2007 WCC minutes

SOUTHERN NH PLANNING VS. CENTRAL NH PLANNING – INFO FROM TOWN ADMINISTRATOR: Chairman Fulton mentioned that Weare sticks out like a thumb into the CNHRPC region and wondered aloud why we should be oriented differently than Deering, Henniker, or Dunbarton. Chairman Fulton noted that we share a high school with Henniker. Chairman Fulton expressed concern that we don't want to become characterized by dense residential development or extensive commercial/industrial development like some of the other towns in the SNHPC region. Steve Najjar mentioned that he and Chuck Bolton first brought this issue up some time ago. Mr. Najjar expressed concern that some of the SNHPC products for the town haven't been particularly conservation oriented or well developed in their conservation sections. George Malette mentioned that the SNHPC basically gives the planning board what it asks for. Tom Carr expressed support of Mr. Najjar's concerns. The commission agreed that what we would like is an evaluation of each planning commission's philosophy, particularly regarding conservation and open space vs. residential/commercial/industrial development. We don't know what the goals of the two organizations are. The commission agreed that we would like to know the background of each planning commission's staff and Mr. Malette also recommended that the Town inquire regarding the length of tenure for each staff person. Mr. Najjar wondered whether the Town has to be part of planning commission. Current dues are about \$5,000. Chairman Fulton noted that CNHRPC dues would be about \$3,500 more. The WCC members present felt that someone would represent the commission on a

study committee if such were formed. Chairman Fulton said he would provide feedback to Fred Ventresco, Town Administrator.

COPY OF LETTER SENT TO BOB SILVA FROM THE PLANNING BOARD: Tom Carr and Steve Najjar expressed concern with the work across from Cold Springs RV and felt that a site specific permit should be required for the project, given the amount of area disrupted by the hill cut and the roadway up the hill. All were glad to see the planning board taking the initiative regarding erosion at this site

FERRIN POND ATV ISSUES: Tom Carr noted that ATVs are illegally tearing up the access area around Ferrin Pond and that enforcement is a perpetual problem. There is a wetlands area that has been torn up to such a degree that it is now only marginally functional habitat. Mr. Carr contacted the police department some time ago and was told that they don't have the manpower or equipment to police the area. George Malette suggested that it may be time to try again. Signs have not fared well in this area. It would probably take a persistent and high profile presence to reign in the abuse. The WCC may make an appeal for state manpower assistance, at least an occasional patrol during times prone to high abuse.

SITE PLAN REVIEW BOOK UPDATE: George Malette noted that planning board is updating its site plan review book and suggested commissioners take the opportunity to review it for input. Contact Naomi with any suggested changes.

NATURAL RESOURCES INVENTORY: George Malette made motion to expend up to \$25,000 from the Conservation Fund for natural resource inventory work and related equipment. Tom Carr seconded the motion. Tom Carr, Steve Najjar, Andrea Alderman, John Ciampi and George Malette voted in favor. Chairman Fulton voted against. Discussion was undertaken regarding the potential merits of acquiring a plotter. Sentiment coalesced in favor of such if a secure location could be found for it and if it would be used enough to keep it working properly. George Malette suggested that the WCC consider vendor information. Others suggested that the commission take up the specifics at the August meeting.

VII. ADJOURNMENT:

As there was no further business to come before the board, George Malette moved to adjourn at 10:09 PM, John Ciampi seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Transcribed from tapes