



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
AUGUST 8, 2007
(Approved as amended 9/12/07)**

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

GUESTS: Chuck Bolton; Alden Beauchemin

I. CALL TO ORDER:

Vice Chairperson Andrea Alderman called this meeting to order at 6:15 PM at the Weare Town Office Building. Chairman Fulton arrived shortly after the meeting was started.

II. BID OPENINGS FOR FORESTER:

The WCC solicited bid proposals for a Forester for the Town. Four bids were received.
Bay State Forestry Service
Meadowsend Timber
Calhoun & Corwin
FORCO

The WCC opened the bids and went through the details of each bid. After reviewing all the bids and comparing it to the proposal that was solicited, Steve Najjar made a motion to narrow the bids down to two, Bay State Forestry Service and Meadowsend Timber because the other bidders were not responsive to bid details; Andrea Alderman seconded the motion, all in favor. Steve Najjar made a motion to award the bid to Meadowsend Timber based on 100% responses to the items of the proposal; Pat Myers seconded the motion. Discussion: George Malette stated that on one of the companies put together a management plan and wondered if any of the others did. Andrea Alderman responded that Meadowsend did. Chairman Fulton stated that it was nice they provided it, but we didn't ask for it and it shouldn't be considered. Vote: 6 in favor (Fulton, Alderman, Najjar, Myers, Malette and Ciampi) and 1 abstention (Tom Carr). Chairman Fulton will inform the Town Administrator of the WCC's decision.

III. PUBLIC HEARINGS TO EXPEND FUNDS:

PUBLIC HEARINGS FOR EXPENDITURE OF CONSERVATIONS FUNDS FOR HALL PROPERTY PURCHASE AND BROWN EASEMENT CONTRIBUTION: Chairman Fulton opened the public hearing on the Brown Easement at 7:18 PM. The purpose of this public hearing is to allow \$150,000 to be expended from the Conservation Fund to purchase a Conservation Easement on the Charles and Sylvia Brown property. There was only one guest, Chuck Bolton, but he had no comment. Being there was no further discussion; Chairman Fulton closed this public hearing at 7:19 PM.

Chairman Fulton opened the public hearing at 7:20 PM for the purpose to expend \$10,000 for the Linda Hall property. There was no public present. Chairman Fulton closed this hearing at 7:21 PM.

IV. MINUTES:

JULY 11, 2007 MINUTES: Steve Najjar moved to accept the July 11, 2007 minutes as amended, Tom Carr seconded the motion, all in favor.

V. PLANNING BOARD ITEMS:

ALDEN BEAUCHEMIN – KEYLAND ENTERPRISES REGARDING PROPOSED UPGRADE TO FOREST ROAD FOR ACCESS TO JOHN MOODY’S PROPERTY, TAX MAP #411, LOT #290 – FOREST ROAD: No one was here at this time to discuss this agenda item. George Malette suggested that the WCC’s comment to the Planning Board would be that we would like the opportunity to make a recommendation but we can’t because there is no mapping or plan sent to the WCC. George Malette made a motion that we can’t make a recommendation at this time because there is no map to review; Steve Najjar seconded the motion, all in favor. Chairman Fulton returned to the table to inform the WCC that Mr. Beauchemin will be in at approximately 8 PM to present this. George Malette offered to withdraw the above motion and Steve Najjar withdrew his second. The WCC will wait for Mr. Beauchemin. Mr. Beauchemin showed up at around 8 PM and the board went back to this item. Mr. Beauchemin explained that he is working on a project for John Moody. He has a large parcel of property at the end of the Class V portion of Forest Road that he will be bringing to the Planning Board, but asked Mr. Beauchemin to do the wetlands crossing(s) that would be needed to upgrade the road. The total impact of the crossing is 5,000 SF. Mr. Beauchemin had a few questions to ask the board before filing the application. After a little discussion Mr. Beauchemin stated that he knows what he has to do now and thanked the board.

VI. WETLANDS BUREAU ITEMS:

DES SITE SPECIFIC PERMIT AMENDMENT ISSUED – DS NOBLE REALTY, INC.: The WCC received a copy of a letter to DS Noble Realty, LLC amending the permit expiration date for a two-year extension. The new permit expiration date is July 13, 2009.

DES WETLANDS BUREAU #2007-01565 – JOHN STARK REGIONAL HIGH SCHOOL: The WCC received a copy of a letter to John Stark Regional High School acknowledging this is a notice of administrative completeness of the expedited minimum impact application the board signed at the last meeting.

DES WETLANDS BUREAU #2007-01347 – INNOVATIVE LAND SOLUTIONS: The WCC received a copy of a letter to Innovative Land Solutions acknowledging that they need more information.

DES WETLANDS BUREAU #2005-872 – ANDREW DEMETRIOU: The WCC received a copy of a letter to Andrew Demetriou informing the WCC that an inspection was to determine compliance and to see if the issues from May 17, 2005 have been addressed. As a result of the inspection the deficiencies have not been corrected.

DES WETLANDS BUREAU #2006-03017 – DAVID WILUSZ: The WCC received a copy of a letter to David Wilusz informing Mr. Wilusz that they received the wetland restoration plan but are still waiting for the Alteration of Terrain permit application.

DES WETLANDS BUREAU #2005-047 – ANDREW DEMETRIOU: The WCC received a copy of a letter to Andrew Demetriou informing the WCC that an inspection was to determine compliance on June 27, 2007 on Map 412-168-4 and all of the deficiencies noted in the March 28, 2005 letter have been addressed and DES will close the file at this time.

DES WETLANDS & SITE SPECIFIC APPROVAL #2007-01565 – JOHN STARK HIGH SCHOOL: The WCC received a copy of the wetlands and site specific permit that was issued to John Stark High School.

VII. OTHER ITEMS:

DISCUSSION REGARDING THE DEFINITION OF “BUFFER” AS IT WILL APPLY TO OUR ORDINANCE AND SPECIFICALLY WHAT IS AN ALLOWED USE AND WHAT IS NOT AN ALLOWED USE WITHIN THE ZONE: Tom Carr stated that without having the zoning ordinance available it would be hard to have a discussion. Mr. Carr asked if the ordinance has a definition of buffer. Mr. Carr stated that several Towns have broad definitions of buffers that really explain what is and is not acceptable. Steve Najjar stated that he felt the current wording is very detailed and indicates what is and is not allowed. Chairman Fulton stated that it seems that the money to send Chip Meany, Code Enforcement Officer to school is the issue. There is no money in the budget for this. George Malette asked due to the importance of the issue could the WCC look at the State statute to see if it could come from the Conservation Fund The board looked up the RSA to see if that was possible. After reading the RSA the board agreed that pursuant to the RSA that it could be funded by the special Conservation Commission Fund. George Malette moved to allow up to \$1,000 in the calendar year of 2007 from the Conservation Fund to allow Chip Meany to take the Army Corp of Engineers wetlands course; Andrea Alderman seconded the motion, unanimous vote in favor. Tom Carr will inform Mr. Meany of the WCC’s decision.

NATURAL RESOURCE INVENTORY DISCUSSION: This was voted on last month to expend money from the Conservation Commission Fund to do this project. The WCC discussed how to begin the process. The board agreed that the next step in the process would be to create a request for proposals to put out to bid. Andrea Alderman stated that she would begin putting together a request and bring it to the board for the September meeting to be voted on. Chairman Fulton stated that it would be worth looking at CNRPC’s website when putting together a proposal. Chairman Fulton stated that this is a

little off the topic but he was viewing the website and felt there was a lot more projects that seem more fitted to Weare than the SNHPC. Chairman Fulton asked if the Planning Board has done any further research or discussion on this topic. George Malette stated that they didn't discuss it at the last work session.

UPDATE 2007/2008 BOARDS, COMMISSION & COMMITTEES LIST: The Selectmen's Office is in the middle of updating all the boards, commissions and committee's list for 2007/2008. The Chairman of each committee was to verify the members and get any corrections back to Merry Rice so the website can be updated or changed if need be.

AUGUST 2007 CALENDAR OF OTHER BOARDS/COMMISSION MEETINGS: This is the monthly calendar showing all meetings for all the boards/commissions for the month of August.

PROOF OF PUBLICATION – LEGAL NOTICE RECEIPT FOR FORESTER AD: This is a document that was sent to the WCC from the Union Leader as a proof that the legal notice was run in the Union Leader.

AGREEMENT OF SALE BETWEEN LINDA HALL & TOWN (COVER LETTER FROM COUNSEL): The WCC was sent a copy of a cover letter that was sent to Fred Ventresco, Town Administrator. The cover letter was from the Town attorney. The package that was sent to Mr. Ventresco included three original copies of an Agreement of Sale for the Hall property and the Town of Weare. A quorum of the Conservation Commission and the Selectmen need to execute all three copies; then the Town is to keep one and return two executed copies back to Town counsel.

TITLEPRO INFORMATION REGARDING TOWN OF WEARE & OLIPHANT PROPERTY: The WCC was shared copies of information from TitlePro enclosing the title insurance policy and recorded warranty deed for the Oliphant property on Tiffany Hill Road. The originals will be kept in the Town Clerk's vault for safekeeping.

2008 CAPITAL IMPROVEMENTS PROGRAM REQUEST FOR INFORMATION: The Planning Board has sent out requests for Capital Improvement requests for 2008. The WCC is not going to participate in this program until they have too.

SOCIETY FOR THE PROTECTION OF NH FORESTS LETTER: This is a newsletter that is sent to the WCC as a way of sharing information.

BOS AGENDA FOR AUGUST 6, 2007 MEETING: This is the schedule of the Monday, August 6th Board of Selectmen's meeting.

SIGNS FOR THE EASTMAN CONSERVATION AREA (FERRANTE PROPERTY): Steve Najjar has been working on getting signs directing people to the Eastman Conservation Area. The cost to have someone design the sign is \$65 per hour. Mr. Najjar stated that he

is not sure how the purchasing policy works for the Town. Steve Najjar made a motion to spend up to \$1,000 from the Conservation Fund for the development of signage for the Eastman Conservation Area; George Malette seconded the motion, all in favor.

POTENTIAL INTERESTED PARTY FOR A BARGAIN SALE OPTION: Pat Myers stated that she and Andrea Alderman met with Greg Steiner on August 2nd both parties interested in information on a bargain sale option. Mrs. Alderman gave Mr. Steiner some attorneys that do that work and it will be his task to follow up on that. He would do that step and the WCC would take care of the appraisal for our purposes. Ms. Myers stated that she is not sure who is responsible for the appraisal that the IRS would use. Steve Najjar moved to expend up to \$1,000 for a limited appraisal for the Steiner property (which contains about 38 acres) from the Conservation Fund, Andrea Alderman seconded the motion, all in favor.

CLEANUP OF THE CONSERVATION ROOM: Heleen Kurk and Wendy Clark are spearheading to cleanup the upstairs Conservation Room on or around September 1st. They are looking for two WCC members to help out. John Ciampi stated that he could be one of them. Chairman Fulton will let Heleen know to keep in touch with John, Pat and Andrea.

VIII. ADJOURNMENT:

As there was no further business to come before the board, Steve Najjar moved to adjourn at 9:26 PM, John Ciampi seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Transcribed from tapes