

## MEETING MINUTES

Barrington Conservation Commission

November 6, 2014 7:00 PM

Barrington Elementary School Annex, Professional Development Center

**PRESENT:** John Wallace, Chairman  
Ken Grossman  
Alison Desmarais, Alternate  
Marika Wilde, Alternate

**ABSENT:** Pam Failing, Vice Chair  
Julia Guimond, Alternate  
Anne Melvin  
Fred Bussiere, Selectmen representative  
Peter Sandin, Alternate  
Glenn Gould, Alternate

### **CALL TO ORDER**

Barrington Conservation Commission (BCC) Chair John Wallace called the meeting of November 6, 2014 to order at 7:00.

**DELEGATION OF VOTING MEMBERS** Chair John Wallace confirmed the presence of members as above.

- 1) Guests: Tony Gaudiello, Planning Board chair; Nik Coates, NHACC  
There was discussion about the language of the BCC proposed changes to the 9.6 zoning ordinances and the intent of the proposed changes.  
Ken mentioned that the meeting was not intended for debate, but rather for clarification of notes Tony had made regarding the proposed changes.  
In the discussion of language changes, Tony explained that a lot of the existing language in the ordinance is in support of the statute. Ken explained that the proposed changes were intended to help make the ordinance less subjective and more objective in interpretation. Tony went on to say that the role of the PB is to regulate sensibly, and the role of the CC is to advocate. He followed this by saying this involves the PB balancing property rights with communal rights. The discussion then went on to the importance of wetland buffers, and the question of whether buffers have value in and of themselves. Tony said he understands the law as saying

“the buffer is a defined area between areas you can operate in and areas you can’t.... and its function is that.....to create the buffer. It’s not to do other things in the law... it may do them, but it doesn’t do them any more than any other upland....except by the proximity to the wetland.” Ken explained that he had researched wetland buffers and in material from University of Massachusetts it states that buffers are special and have a value of their own, in part, because of rich wildlife habitat. Ken and John agreed that the intent of the proposed changes is to give greater review to all wetlands and greater significance to wetland buffers. In regards to the proposed point system, Tony expressed that he would be uncomfortable with having a regulatory statement where an applicant could say “who do I have to go out and hire to get this 10 foot (buffer) thing?”. Tony expressed concern with “raters” reliability and the consistency between them. He indicated he feels it could be unwieldy to use and expressed concern with the cost of a wetland scientist to the landowner. Ken pointed out that the point system, in a form similar to that proposed, has been done in other towns. Tony said he would like evidence of how the system has worked in other towns. There was discussion on the proposed revision regarding critical habitat and rare, threatened or endangered species, and Tony indicated he would like to see a clearer delineation of what is being protected and wondered where in the zoning ordinance it would fit. Tony summarized that he sees the main points of the proposed changes and the meeting as:

- the CC would like to have the (wetland) buffer take on regulatory meaning greater than it has now
- the CC would suggest word changes that may or may not be substantive
- the CC would like to have wetland scientists quantify the values of a wetland via a point system and accord more or less protection to it accordingly.

Ken concurred with this summary.

Nik Coates (NHACC) told the group that he can provide a listing of towns that have also gone through changes to 9.6 ordinances and have worked with numerical ratings for wetland buffers. He would also be able to connect the BCC with a wetland scientist. Nik then went on to explain that the NHACC provides technical assistance (research, preparing for town meeting, etc), education, and information and action on legislative matters.

2) Approval of minutes of Oct 16 (regular meeting), Oct 27 (special meeting to approve logger on SATWaSR)

Approval of the Oct. 16 minutes was tabled until a later meeting.

**Marika Wilde made a motion to accept the minutes of October 27. John Wallace seconded the motion, which passed unanimously with a vote of four (4) to zero (0) in favor.**

- 3) Complaints: Pig farm issue on Sloper Rd seems to be resolved
  - 4) Old Business
    - a) Conservation Projects:
      - i) Calef Isinglass property: ~300 acres along Isinglass.
        - (1) Need for plow turn-around next to cemetery. The plow turn around needs to be placed past where the gate is, and this will have to be surveyed out again.
        - (2) Authorization to accept grants  
**Ken Grossman made a motion that John be authorized to accept grants on behalf of the BCC. Marika Wilde seconded the motion, which passed unanimously with a vote of four (4) to zero (0) in favor.**
        - (3) Authorization to enter into P&S with TPL  
**Ken Grossman made a motion to authorize the town, if necessary, to accept the purchase and sale agreement with Trust for Public Lands for the purchase of the Calef property. Alison Desmarais seconded the motion, which passed unanimously with a vote of four (4) to zero (0).**
      - ii) Brookwood Shores property
      - iii) Renna property – funding applications have gone out, \$1000 received from Oyster River Watershed Association.
      - iv) Monfet property – purchase is in progress
      - v) Cook property. Will not qualify for federal funding; other options being explored
    - b) SATWaSR habitat improvement: The road is being built. The selectmen have agreed to waive the timber tax and let the money go to the conservation fund. John recalled that the intent is for the money left from the project to be put toward a forestry plan.
    - c) Goals for 2014
      - i) conservation plan:
      - ii) propose changes to zoning, subdivision, etc.
        - (1) Revision of wetland buffer special use permit process  
 The BCC reviewed the permit and have no comment.
        - (2) Aquifer overlay district (Ken)
      - iii) Access/parking for SATWaSR from Route 125
- 5) New Business:
  - a) Planning Board
    - i) Recommendations about zoning changes sent to PB
    - ii) Gerrior revision: [268-1& Additional Lots -GR-13-SUB \(Gerrior Lane Trust\)](#). Request by applicant to present a Section 9.6 application for Special Permit for Construction in wetland buffer, Subdivide and create 10 lots, construct

approximately 990LF of roadway, a shared driveway and realign a portion of Saint Matthews Drive located on Gerrior Lane and Saint Matthews Drive (Map 268, Lots 1, 1.1, 1.2, 1.3, 1.4 & 1.5). \$1000 still owed to stewardship fund.

**Alison Desmarais made a motion that the Planning Board hold off on approving the 9.6 buffer impact until the DES wetland permit has been approved in order to insure that there are not other unresolved issues. Ken Grossman seconded the motion, which passed unanimously with a vote of four (4) to zero (0) in favor.**

iii) Turbocam new building: 234-1.5-V-14-SR (Applicant: Turbocam, Owner Town of Barrington) Request by applicant to present a Design Review for the purpose of constructing a 34,880 s.f. commercial building on a 3 acre lot located on Redemption Road (Map 234, Lot 1.5) in the Village (V) Zoning District. Application includes a 9.6 application for impacts to a wetland buffer. John will write a memo to the PB expressing a concern with the proximity to the perched wetland.

b) Report on NHACC annual meeting (Anne, Marika, John)

c) Report on Welcome letter/packet to town (Pam)

d) Treasurer's report (Pam)

6) Announcements/correspondence:

7) Other committees: Trails Committee, BNRCH (different acronym?)

8) Easements

a) Turbocam easement monitoring John mentioned having trouble finding the monumentation for the monitoring, but he will be able to write the document.

9) Next scheduled meeting: Nov. 20

**Alison Desmarais made a motion to adjourn the meeting at 10:00. Marika Wilde seconded the motion, which passed unanimously with a vote of four (4) to zero (0) in favor.**

Respectfully submitted,

Pat Lenzi

**NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT**