

Barrington Conservation Commission  
June 20, 2013 7:00 PM  
Barrington Public Library

MEETING MINUTES

**PRESENT:** Ken Grossman  
John Wallace, Chair  
Pam Failing, Vice-Chair

**ABSENT:** Anne Melvin  
Peter Sandin, Alternate  
Glenn Gould

**CALL TO ORDER**

Barrington Conservation Commission (BCC) Chair John Wallace called the meeting of June 20, 2013 to order at 7:05.

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

1) Guests:

- a) Mike Schlosser from MJS Engineering representing Gerrior Lane Trust shared the revised plans for the Gerrior subdivision. He presented a new application for phase 2 which showed that the number of proposed house lots has been reduced from 22 to 10, the total road construction has been reduced by 3600 feet, the wetland impact is reduced by 24,600 square feet, and there is approximately 5 ½ acres more land put into conservation. The proposal includes taking some of the existing conservation easement and putting it ‘out back’ so it’s consolidated in one area. It was expressed that these proposed changes are due to construction costs. John Wallace expressed a desire to have the easement be ‘a lot unto itself’ and not be part of another lot. Marcia Gasses brought up that the easement is for homeowners to use, and there needs to be an access point. John Wallace would like to see a connection between the two parts of the easement with a strip connecting the ‘arrow’ portion and the new part. In response, Mike mentioned that the ‘finger’ could be squared up to make up for any additional land put into easement. There are wetland buffer impacts and the proposal is for a 48 inch pipe embedded 2 inches for turtles to cross under the shared driveway. The wetlands permit will be submitted for the impact. The wetland impact is 9,065 for the one driveway, and the total buffer impact for the project is 31,320. Pam

Failing pointed out that the impervious area is lessened with the road area being cut back. John Wallace expressed an interest in having an easement map on one sheet, and he suggested that he would like to start communicating about the easement language. John also pointed out that amending an easement is not an easy process, and he mentioned that it might be a good time to update the easement language, possibly including a clause regarding amending easements. John Wallace will send a memo to the Planning Board stating that the BCC is in favor of the plan as presented.

- b) Joe Falzone: request to allow a well on proposed Village Place easement Wayne Morrill (Jones and Beach Engineers), Richard Green and James Mitchell (Tropic Star Development) reviewed the plans to put a well on the proposed Village Place easement. It was noted that a letter in support of the proposed well had been received from Town Planner Marcia Gasses and Town Administrator John Scruton.

Mr. Morrill pointed out that the existing well Millo's Pizza does not allow for expansion of business, both existing and future. He also mentioned that if the well is placed on the easement, it would be protected 'for good'. There was discussion of allowing proposed trail access across business property, and it was stated that the owner of Millo's is agreeable to allowing trail access. John Wallace noted that the legal opinion received stated it would not present a liability to allow a well on the easement. Marcia Gasses pointed out that future development in the Route 9&125 area would need 'community' wells such as the one being proposed. Ken Grossman expressed concern with litter being deposited on the easement trails. A trash receptacle at the trail head was proposed. John Wallace suggested flexibility in the easement language that would allow for a bike path. A parking space allowing 4-5 cars was discussed, but this was not finalized. Pam Failing expressed reservations with granting the well and the incursion of the trail system as she feels this doesn't protect the prime wetland. She feels that it sets a bad precedent to allow the well, pointing out that this is a 'third party' requesting the well, not a property abutter. There followed a discussion about the need for a community well to allow for future commercial development.

**Ken Grossman made a motion that construction of a well be allowed on the proposed easement property. John Wallace seconded the motion, which passed with a vote of two (2) to one (1). John Wallace – aye, Ken Grossman – aye, Pam Failing – nay.**

Approval of minutes of June 6

**Pam Failing made a motion to accept the minutes of June 6 as amended. Ken Grossman seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.**

2) Complaints: none

There was discussion about the gate at the Goodwill Conservation Easement, and John will talk with Peter Cook about keeping the gate closed.

3) Old Business:

- a) BCC by laws (rules of procedure) – Ken Grossman suggested waiting for a future meeting. Pam suggested Ken share the edited copy for all to look at before discussion.
- b) Wetland/buffer markers (Anne) John Wallace stated that the issue of wetland markers will have to go into zoning ordinance and be voted on.
- c) George Calef: interested in protecting ~300 acres along Isinglass The group shared that the BCC might know what monies are available from WRP before the approval. Pam was wondering if the BCC could be informed of the NRCS time line for the project and mentioned that it would be helpful to have a monetary estimate. Ken reiterated the need for a formal commitment (purchase and sale agreement) from the BCC for Mr. Calef. John reminded the BCC that the TPL is involved in this process, and he will be contacting Greg Caporossi.
- d) Potential new easement from M. Wilde Marika has been asked to verify that Strafford River Conservancy is willing to be the primary easement holder. The group reviewed what had been discussed at a previous meeting.
- e) Web site (Glenn) It was mentioned that the BCC can start passing notices to Glenn Gould for the website. Glenn is also setting up a BCC Facebook page and starting a Twitter account.
- f) New members? Ken Grossman will write up a message to pass to Marika mentioning the BCC vacancy.
- g) Treasurer's report - status of Stewardship fund (Pam) Pam Failing will present this at a future meeting.
- h) Conservation Plan for Town The group reviewed what had been discussed at the previous meeting. It had been decided to look at existing plans from other towns, and this will be covered at a future meeting.

4) New Business:

- a) Planning Board The Gerrior plan and Village Place Easement (well) were covered at the beginning of the meeting.
- b) Reschedule July meetings to 11th and 25th? It was agreed to meet on July 18<sup>th</sup> and August 1.
- c) Intents to cut – none

- d) 9.6 application (permit for work in a wetland buffer) The BCC reviewed the plans for the Calitri proposal and discussed whether all other options had been explored, It was decided that more information would be helpful and a site walk will be requested.
- 5) Announcements/correspondence:
  - a) DES:
  - b) UNH-CE:
    - i) Coverts Project workshops
    - ii) Field Trip 101 workshop July 18 Ken Grossman would like to attend this this workshop which covers training to lead field walks.
- 6) Easements:
  - a) Easement monitoring: \$2200 in town budget. Decide on process for this year. Ken suggested John Wallace be reimbursed \$200 per easement monitoring, and with the amount in the budget John would be doing approximately 11 easements per year. Five easements have to be done every year. It was agreed that John will prioritize the easements in order to schedule the monitoring.
  - b) Lakeview Estates easement problems: will consult with owner/abutter John Wallace met with the parties involved and set up a memorandum of understanding (conditional approval of use). John will check on this to see if the memorandum has been received by the Town Administrator and town lawyers.
- 7) Committee reports:
- 8) Next scheduled meeting: July 18, 2013

**Pam Failing made a motion to adjourn the meeting at 9:40. Ken Grossman seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.**

Respectfully submitted,  
Pat Lenzi