

MEETING MINUTES

Barrington Conservation Commission

July 31, 2014 7:00 PM

Barrington Elementary School Annex, Professional Development Center

PRESENT: Pam Failing, Vice Chair
Anne Melvin
Marika Wilde, Alternate

ABSENT: John Wallace, Chairman
Ken Grossman
Alison Desmarais, Alternate
Julia Guimond, Alternate
Fred Bussiere, Selectmen representative
Peter Sandin, Alternate
Glenn Gould, Alternate

CALL TO ORDER

Barrington Conservation Commission (BCC) Vice Chair Pam Failing called the meeting of July 31, 2014 to order at 7:00.

DELEGATION OF VOTING MEMBERS Pam Failing confirmed the presence of members as above.

1) Guests: none

2) Approval of minutes of July 17, July 22

Marika Wilde made a motion to accept the minutes of July 17 as amended.

Anne Melvin seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.

Pam Failing made a motion to accept the minutes of the July 21 Cullen site walk. Marika Wilde seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.

3) Complaints: none

4) Old Business

- Conservation Projects:

- i) Calef Isinglass property: ~300 acres along Isinglass. Need for area for town vehicles to turn around No new developments.
 - ii) Brookwood Shores property No new developments.
 - iii) Renna property – owner has accepted tentative offer, selectmen have approved. Need to start grant application process.
 - iv) Monfet property – purchase is in progress
 - v) Cook property. Has met with SELTNH
 - BCC by laws: lawyer’s comments This will be covered at a future meeting.
 - Goals for 2014
 - i) conservation plan:
 - ii) propose changes to zoning, subdivision, etc.
 - (1) Revision of wetland buffer special use permit process (John, Pam)
Pam suggested we review and discuss proposed changes as a commission and also attend the public comment session. Pam feels that reviewing the zoning ordinances and suggesting changes is a priority.
 - (2) Aquifer overlay district (Ken)
 - iii) Update trails booklet No new developments.
 - iv) Access/parking for SATWaSR from Route 125 No new developments.
- 5) New Business:
- Planning Board
 - i) Carbaugh subdivision, [203-7-GR-14-SD \(Joseph & Virginia Carbaugh\)](#): Request by applicant for a 2 lot subdivision to create a back lot and a 9.6 Special Permit on a 10.52 acre lot on 282 Second Crown Point Road (Map 203, Lot 7). Recommendation to PB about subdivision and buffer impact? Pam suggested that should road development occur there be a silt fence along the wetland boundary to assure that no sediment goes into the wetland. The group reviewed an earlier memo John had written stating the BCC’s objection to the proposed plan. There was review of zoning 9.1 and 9.6. The group continues to have concerns with wetland buffer impacts, and Pam will compose a memo to the PB stating that the consensus of the BCC is to not support the plan.
 - ii) [240-15.5-NR-14-SP \(Fisheye Properties, LLS\)](#) Request by the applicant for a 9.6 Special Permit to provide access to the 7,560 s.f., more or less, building envelope located in the rear portion of the lot on a 1.91 acre lot on Young Road (Map 240, Lot 15.5).
The group reviewed the plans, and Pam pointed out that in the original plans the lot layout made use of the front area. It was agreed that a reasonable alternative does exist since the frontage could be used for a house, and there would be no need to access the back which would have wetland buffer impact.

Pam will write a memo to the PB stating that the consensus of the BCC is to not support the plans as presented. During this review there was discussion of how many 9.6 applications are accepted and how many are denied. Pam suggested the minutes have a summary of BCC 9.6 decisions, and these would be reviewed after the PB decisions.

- iii) [224-1-NR-14-Sub \(W. Paul Cullen-Cullen Woods\)](#) Request by the applicant for an 11 lot Single family Subdivision, a waiver for underground utilities on a 48+/- acre lot on Smoke Street in the Neighborhood Residential (NR) Zoning District This is discussed below in vii.
- iv) Ramsdell Lane conservation subdivision There are no new developments.
- v) River's Peak subdivision: received conditional approval; signs for undisturbed buffer areas?;
- vi) 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. There was a brief discussion of these plans, and more review will take place at a future meeting.
- vii) Cullen Woods subdivision (Smoke St): There was a site walk on July 21. John had earlier made a request that the developer reconfigure the lots to allow for the existing trails or grant permanent trail easements. It was mentioned that the value of these trails to the public might be negligible, as it wasn't clear where and how they connect to a larger trail system and they would be very close to residential property. The possibility of the town owning the open space will be discussed at a future meeting. Pam will write a memo to the PB urging the developers to retain the existence of the trails and incorporate them into the subdivision plan. It will also mention that the BCC appreciates the developer's efforts toward wetland buffer impact avoidance.
- viii) Town shed, Smoke St: 3 possible configurations [224-10-GR-14-SR \(Town of Barrington\)](#)
Pam briefly shared the options for the plans. It was noted that there appears to be no wetlands impacted, and the BCC had no comment.
- ix) Schedule joint meeting to discuss issues
 1. Procedure to notify applicants of CC discussion
 2. How would PB like to receive CC recommendations?

- b. Updated list of conservation lands in town: should it be posted on the web site? The consensus was that this list should be posted on the web site.
- c. Request from Trails Committee for \$500 from annual budget (need to request from Marcia)
Anne Melvin made a motion for \$500 from the Land Use Budget be paid to the Trails Committee for expenses. Marika Wilde seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.
- d. Report on Welcome letter/packet to town (Pam) This will be taken up at a later meeting.
- e. Need to get permission to publish photos from public walks? (Marika) It had been brought to Marika's attention that permission should be granted before publishing pictures from trails walks. It was decided that a form giving permission for pictures to be public should be included on walks.
- f. Treasurer's report (Pam) No updates.
- x) Announcements/correspondence:
 - a. Letter from Strafford Rivers Conservancy: merger with Southeast Land Trust is forthcoming
 - b. Marcia stated that from now on the BCC will get the PB agenda in advance.
- xi) Next scheduled meeting: Aug 21

Anne Melvin made a motion to adjourn the meeting at 10:15. Pam Failing seconded the motion, which passed unanimously with a vote of three (3) to zero (0) in favor.

Respectfully submitted,
Pat Lenzi