

Barrington Conservation Commission

December 3, 2015 7:00 PM
Early Childhood Learning Center, Ramsdell Lane

PRESENT: John Wallace, Chair
Marika Wilde
Anne Melvin
Ken Grossman
Susan Gaudiello, Selectmen representative
Dan Ayer, Alternate

ABSENT: Pam Failing, Vice-chair
Alison Desmarais, Alternate
Peter Sandin, Alternate
Glenn Gould, Alternate

CALL TO ORDER

Barrington Conservation Commission (BCC) Chair John Wallace called the meeting of December 3, 2015 to order at 7:25. Due to an inability to get into the Early Childhood Learning Center, the meeting was held at Millo's restaurant.

DELEGATION OF VOTING MEMBERS Chair John Wallace confirmed the presence of members as above. (Susan Gaudiello arrived at 8:00).

- 1) Sightings Ken reported a sighting of a hawk catching prey, and there were numerous turkey sightings.
- 2) Guests: Duane Hyde & Brian Hart, SELT - Stonehouse Forest project This acreage is an aggregate of 52 separate parcels assembled under one ownership. Duane reported to the group that the property is under agreement with a closing scheduled for Sept. -2017. -The agreement was for a 2.8 million purchase price, with the total budget for the project coming to 3.2 million. Duane has met with John Scruton and will meet with selectmen to introduce them to the project. He suggested that the formal request for a warrant article for funding should come through the CC. Within the acreage there are four small parcels owned by the town and two small inholdings privately owned, and it was noted that there should be a second warrant article for the conveyance of the town parcels into the acreage. If anticipated funding is obtained from Fish and Game, it would become the primary easement holder, and the town could become executory easement holder. There was much discussion of the budget and funding for this project and the amount the BCC and the town might contribute.
Ken Grossman made a motion for the CC to authorize up to \$200,000 from the Conservation Fund toward the Stonehouse Forest project. Dan Ayer seconded the motion, which passed unanimously with a vote of six (6) to zero (0) in favor.
- 3) Approval of minutes of November 19 **Ken Grossman made motion to approve the minutes of November 19 as amended. Anne Melvin seconded the motion, which passed unanimously with a vote of five (5) to zero (0) in favor.** (Susan joined the group at 8:00).
- 4) Complaints:

5) Old Business

a) Conservation Projects:

i) Stonehouse Forest

ii) Renna property: placing easement on this (and Leahy) will require town vote – selectmen have approved

b) Emerald Acres (Topaz Dr.) Did not get ARM funding. NRCS has committed \$100,000, and there is a need to get funding from other sources. This project is a candidate for FEMA funding, but with FEMA funding it needs a match from local funding.

c) Calef Ininglass River Preserve

i) Parking area & improvement to Town Farm Road for access to Calef Preserve. Update on cost? This will be covered when Pam is present.

d) Con Com Facebook page (Glenn)

e) Planning Board:

i) 17-lot conservation subdivision on Tolend Rd. (Chestnut Forest)

Joe Falzone presented plans that would increase the amount of open space with more wetlands and less upland included. In order to do this he is requesting a recommendation from the CC that allows a waiver for less than 50% of the open space to be upland. The PB can waive the upland requirement, but would request CC support. Mr. Falzone stated the total residential lot would be bigger with a figure of 87.11 acres. The required open space is 43.55, and the open space provided would be 63.84 acres. The minimum upland required under the formula is 21.77 acres, and the upland that would be provided is 21.12 acres. The buffer along Tolend Road, part of the residential house lots, will remain as a buffer, but is not included in the open space. Mr. Falzone will go to the ZBA on Dec. 16th. **Anne Melvin made a motion to recommend to the PB and ZBA that they waive the 50% upland requirement for the open space. Ken Grossman seconded the motion, which passed unanimously with a vote of five (5) to zero (0) in favor.** John will write a letter to the PB and ZBA with this recommendation.

John asked about slope being considered as a part of the calculation of open space upland. At the present time the town does not give a definition of slope to be used for the calculation of open space.

f) Wilson property for sale (on Mendums, abuts Jeffery and Brookwood Shores)

There is no news. Stephen Jeffery reported that one would need road frontage to build or enlarge a structure.

g) Easement monitoring (Ken) Ken had suggested that the CC get volunteer citizen participation for informal monitoring on public easements. He shared a draft he has written to explain the program to the public. There was discussion as to how to disseminate this information and if volunteer training would be necessary.

h) Calef property: what do we want to allow? (Alison and Pam) This will be covered at a later meeting.

i) Goals for 2015

i) Conservation plan:

6) New Business:

a) Planning Board: consideration of zoning amendments

Stephen Jeffery and Dan Ayer reviewed a proposed change to the zoning ordinance language which deals with construction of principal or accessory structures. There was discussion as to the effect the change could have on wetland buffers/setbacks for both existing and future construction, and Stephen expressed concern that the language change could eliminate the wetland buffer.

Ken Grossman made a motion that the CC not support the proposed change to the zoning ordinance language as currently written as it would seem to weaken wetland protection. Anne Melvin seconded the motion, which passed with a vote of five (5) to zero (0) in favor. Susan Gaudiello abstained from voting stating that she did feel she had enough information to understand the issue sufficiently.

John will draft a memo to the PB stating the CC position.

- b) Petitioned warrant article by Stephen Jeffery to not allow gas stations on the aquifer. There was discussion on the proposed article, and John asked if it would result in inconsistencies in the zoning. Stephen responded that it shouldn't, and DES and regulations allow for such a zoning ordinance. Ken mentioned that in the future he would like to see a more comprehensive listing of what is not permitted in the aquifer district. The PB will be taking a vote to support or not support this warrant article. This was put to a vote by the BCC, and the ayes were unanimous in support of the warrant article which would prohibit gas stations on the aquifer. John will send a memo to the PB stating this support.
 - i) Aquifer overlay district, wording from Rindge (Ken)
 - ii) Other?
 - c) ZBA
 - d) NHACC meeting Nov. 7: reports from John This will be covered at a future meeting.
 - e) Forest Laws workshop: report from John This will be covered at a future meeting.
 - f) Dredge and Fill applications
 - g) Treasurer's report (Pam)
 - h) Legislative updates (Ken)
 - i) Start thinking about goals for 2016
 - j) John's email from Marcia regarding flooding John suggested that if one wants to get involved in this he/she should contact Marcia. Anne expressed an interest in doing so.
- 7) Announcements/correspondence:
 - a) DES:
 - 8) Other committees: Trails Committee, IRLAC, ORLAC
 - 9) Easements:
 - a) Pat Newhall would like to expand her easement This is on hold.
 - b) Village Place, Hertel/Farrell/Yearling Dr easements monitored.
 - 10) Next scheduled meeting: December 17

Items remaining on agenda, but not expected to be discussed at this meeting:

- a) Conservation Projects:
 - i) Barr property, 58 acres, Seavey Bridge Rd.
 - ii) Cook property
 - iii) Cullen Woods property – town has taken title to open space
- b) Goals for 2015
 - i) Calef 'roll-out' to public, trail work, restoration, etc.

Susan Gaudiello made a motion to adjourn the meeting at 9:40. Ken Grossman seconded the motion, which passed unanimously with a vote of six (6) 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.