

Fremont Conservation Commission
06-03-13 Meeting Minutes



Fremont Conservation Commission
Minutes of
June 3, 2013
Approved July 15, 2013

Present: Chairman Bill Knee, Co- Chairman Janice O'Brien, Member Pat deBeer, Alt. Leanne Miner, Alt/Recording Secretary Meredith Bolduc and Open Space Chairman Dennis Howland.

Chrm. Knee opened the meeting at 7:05 pm.

MINUTES

Mbr. O'Brien made the motion to approve the minutes of the April 1, 2013 meeting as written. Mbr. deBeer seconded the motion with unanimous favorable vote.

There were no minutes to approve for May 6, 2013 as there was no meeting due to lack of a quorum.

SEACOAST UNITED SOCCER CLUB
Map 6 Lot 020-001

Mrs. Bolduc reported that a group of SUSC abutters met with the Planning Board on May 1, 2013 to discuss the status of the Seacoast United Soccer Club and to report the impact to Brown Brook Circle residents caused by activities at the site. Particular concern is relative to noise and light that are beyond what was represented to them at the time of the meetings for approval of the facility. The group requested the Board to act on their behalf to mitigate the impact to their neighborhood and impose additional measures to protect them as abutters. The Planning Board requested that the Selectmen have the Town Attorney send a correspondence to the Town of Epping, copied to SUSC, advising them of the abutters concerns and complaints and also relate that:

- The portion of condition #4 of the approval of the SUSC site plan requiring the buffer planting of hardwood and softwood trees be put in place for noise and visual barrier was never completed.
- The portion of condition #4 that requires no lighting after 10:00 pm is not being complied with.

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- Fremont is looking to remedy this situation and is looking for Epping's cooperation in this matter.

The Commission received for their information:

- The Conservation Restriction Deed
- The original restoration plan.
- An April 15, 2013 an e-mail from Eben Lewis to Chris Albert acknowledging Mr. Albert's request for deadline extension and notifying him that DES approved the extension from May 1, 2013 deadline (as per the Restoration Plan Approval issued by DES on October 4, 2012) to May 31, 2013. The remaining deadlines established in the RPA are still in force.
- May 30, 2013 monitoring report from Chris Albert of Jones & Beach

There was a conversation relative to restoration and plantings according to the DES approval. Mbr. O'Brien said she reviewed the forestry report and saw nothing that talks about plantings.

BEEDE SPAULDING, INC

Map 3 Lot 056

NH DES After the Fact Impact Dredge & Fill Application

Present: Owner Frank Catapano and Lindsay Bybooth, Wetland and Soil Scientist Gove Environmental Services

At 7:30 pm Mr. Catapano and Ms. Bybooth met with the Commission and presented a plan that showed the areas of wetland and beaver activity especially in the southern portion of the property where there is a prime wetland, area of upland, existing culvert locations, proposed area of upgrade to the existing trail, area of proposed sign and parking for 3 vehicles and area of a proposed gate at Beede Hill Road.

The Commission received and reviewed a copy of an "After the Fact Impact Dredge & Fill" application submitted by Gove Environmental Services for Beede Spaulding, Inc for Map 3 Lot 056. This application is for culvert crossings that were installed by a previous landowner or individual consisting of a single 30" ADS culvert in two locations along an unpaved woods road. The woods road would be upgraded to a gravel roadbed and a 12" ADS culvert installed at an ephemeral stream crossing in the area of wetland where a beaver dam had been.

Ms. Bybooth explained that the application seeks (DES) authorization for the crossings so that the woods road may be used as an emergency access route and walking trail. Mbr. Knee asked why there is not a 30" culvert planned instead of 12". Mr. Catapano said there had been a beaver dam which is no longer there so there is little wet area. Ms. Bybooth said a 12" culvert will be more than sufficient to handle any runoff from the low point in the road.

Ms. Bybooth explained that in 2000 there was a forestry notification (by a former owner), the trail swath took place and the 2 culverts were installed in the stream. She said Mr. Catapano has

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submitted an After the Fact application with Des and is looking to have the 2 existing crossings listed a current structures and for permission to upgrade the road to 12' wide gravel of 6" packed crushed gravel, with 2' shoulders on each side. Mr. Catapano said it is forested all along the trail with sandy soils on the trail areas. There is proposed to be 3 spot parking areas at the end of the proposed cul-de-sac and another at the trail junction at Beede Hill Road.

There was some conversation relative to the wetland in the area of the prime wetland in the southern portion of the property.

Mr. Catapano said that his Attorney is working with the Town Attorney to draft a Conservation Easement for the open space of the Beede Spaulding open space subdivision. Mrs. Bolduc reported that it is in the process. Through a suggestion by Jack Karcz the document will contain a provision that allows the town to extract water from the site if needed in the future as was done with the Glenn Oakes Easement.

The Members thanked Mr. Catapano and Ms. Bybooth for their presentation and explanation of their "After the Fact Impact Dredge & Fill" application. They left the meeting at 8:00 pm.

There was a general conversation relative to how the easement will be drawn, the language, water rights for the Town and who will hold the easement.

OAK RIDGE EASEMENT

It was established that there is no change in the status of the Oak Ridge Easement. There was some concern that Mike Speltz, who was working on the easement for SPNHF has recently retired. The status of the easement will be further investigated.

TOWN FOREST

Dennis Howland suggested some possible Town Forest projects requiring money.

1. Cement for posts 6 and 7 in Oak Ridge - 2 bags @ about \$4 each.
2. Adding arrow sign in Oak Ridge South as part of reinstating the Ridge trail that cuts the corner of Meetinghouse and Tavern. Need to add one post \$7 if we cannot recycle one (have metal arrow) and move the existing post.
3. Sponsor Sign Board for Glen Oakes parking lot - \$100-\$200 depending on how extensive.
4. Oak Ridge North Kiosk - \$350 if we replicate what we have in two other places.
5. Bridges - simple bridges will cost \$10-\$11 per linear ft. #1 spot would be Woodland trail in Glen Oakes, middle stream crossing (16'). #2 would be "canyon" stream crossing in Oak Ridge between posts #9 and #4 (16').

Discussion: Mbr. O'Brien said they would need to check with the Forest Society for the definition of "structure".

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6. Printing durable trail maps for Oak Ridge - north and south. (keep cost down by limiting to size (Glen Oakes signage -1 large and 1 medium - was \$75) (Less of a priority for "North" if we don't have a kiosk.

Discussion; the Members agreed that they could approve this.

7. Upgrading Oak Ridge to metal signs. If we replace what we have now with metal arrows and a "to tavern rd" sign, we will need about \$250. Creating trail "names" and adding them to signage will double cost. No guarantee these will not be vandalized.
8. Snowmobile or "NO" snowmobile signage. "NO" ATV signage. (6x6 plastic @ \$3.45, price falls with quantity to about \$2)) (8x8 "brown" - metal @ \$5.90, plastic @ \$4.70, Red reflective strip to make it a "NO" sign costs \$.75 and we have to apply.- sign price drops a little as quantity goes up) Quantity TBD

There was some conversation and the Commission concurred with Mr. Howland that these are projects that need to be completed.

Mbr. Knee made the motion to approve spending a total of up to \$500 from the Residual Fund for projects as requested by the Open Space Advisory including;

- Cement for posts 6 and 7 in Oak Ridge.
- 1 arrow sign in Oak Ridge South as part of reinstating the Ridge trail that cuts the corner of Meetinghouse and Tavern.
- Oak Ridge North Kiosk - replicate existing kiosk in two other places.
- Printing durable trail maps for Oak Ridge.

In addition, when those projects are completed the Commission will review the following remaining projects again for possible completion.

- Sponsor Sign Board for Glen Oakes parking lot.
- Construction of simple bridges at Woodland trail in Glen Oakes, middle stream crossing (16') and "canyon" stream crossing in Oak Ridge between posts #9 and #4 (16').
- Upgrading Oak Ridge to metal signs.
- Signage for "NO" snowmobiles or ATV's.

Motion seconded by Mbr. O'Brien with unanimous favorable vote.

Oak Ridge:

Trees on parcel 04-010. Chrm. Knee said he has not contacted (Brody) Bolduc, Jr. about removal of some blown over trees on Town property identified as parcel 04-010 (part of the Oak Ridge Town Forest) that is directly behind Mr. Bolduc's parcel (03-058). Mr. Howland said there are some trees rotted and leaning, but he has taken care of some of them and there is nothing blocking any trail. Chrm. Knee said it would be best to leave them as they are for the time being.

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OPEN SPACE ADVISORY

In a May 6, 2013 e-mail Mbr. O'Brien suggest that the Open Space Advisory group undertake the task of annual monitoring of the easements held by the Town of Fremont and that they do a formal monthly monitoring using some kind of check list for both Glen Oakes and Oak Ridge. This would allow the Town to have documented evidence of any changes that are occurring on these properties. She further suggested that the Glen Oakes check include a check of the historic cemetery, as there have been problems there in the past.

The easements include:

3615/702	Conservation Easement Cornerstone Estates/Dakota Realty Trust 1-35-8, 1-35-9 and p/o 1-35	D-28735
3972/1691	Conservation Easement Tuck Woods 6-64-21, 6-64-22 and 6-64-23	D-30397
4247/1418	Conservation Easement Tuck Woods OS, OS2, OS3	D-31333
4342/1206	Conservation Restriction Deed Not to Further Subdivide Spruce Hill Map 6 Lot 50	D-31622
4408/1234	Conservation Restriction Deed Seacoast United Soccer Club p/o 20-1	D-31731
4435/1986	Conservation Easement Fremont Pizzeria p/o Tax Map 3 Lot 120	D-31624
4890/1139	Conservation Easement Scribner Estates Easement 13	D-31121

Mr. Howland said he brought this up at the May 7, 2013 Open Space meeting and the group felt monitoring the easements would be a more complicated task than monitoring of the Town Forests and much more detailed information on location and specifics of what is being monitored would have to be provided to whoever takes on such a task. Mr. Howland said the Open Space members would be willing to do some monitoring of some of the easements, but the Commission should further define the information. He said the Open Space Members thought monitoring quarterly would be sufficient.

Mbr. O'Brien said the site visits would be to look for anything that should not be going on in the easement areas such as dumping, or other violations of the particular easement. She said she suggested it as a possible project for the Open Space Advisory and probably once a year would be sufficient. She added that her thought was to put together a folder and checklist for each easement.

It was noted that some of the easements would require landowner consent for public access. The Commission could send out a letter to the landowners that there would be monitoring by virtue of a simple walk-through for easement monitoring reasons.

Mr. Howland showed a form of a list he created of the items that need to be completed for the various monitoring projects. Chrm. Knee said he could also create a form using Google Docs that could be used by whoever is doing the monitoring.

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The Members agreed that they would gather additional information for each easement for

monitoring purposes and when that is completed they would approach the Open Space members again to see if they would be willing to do some monitoring of some of the easements at that time.

KELLIHER MEMORIAL FOREST:

It was noted that the South East Land Trust purchased the Kelliher property with the Conservation Easement held by the US Department of Agriculture. Mr. Howland previously reported that the Southeast Land Trust did some trail maintenance in the Kelliher Memorial Forest in early May, prior to the "B 52 hike. The trail goes from just south of the Kelliher house on Rt 125 through part of the property. He showed on the tax map where a trail could be built outside of the Spruce Swamp.

WORKING PLAN

- Set up a monitoring scheduled for the Town owned conservation easements. The first task is to compile a list of land with conservation easements. The second task would be to get copies of each easement.
Prospective Oak Ridge Easement: Review the obligations for grants already awarded including.
 1. Land & Water Conservation Fund (set up for the acquisition of Oak Ridge)
 2. Moose Plate, Recreational Trails Program, PREP Transaction Grant
 3. Smith property: Davis, Fields Pond, Cricket and Wharton, Moose Plate and LCHIP.
- Glen Oakes Forest & Wildlife Management Plan - Review for updates.
On May 30, 2013 Mrs. Bolduc sent a correspondence to Forester Charlie Moreno requesting that he advise of the status of the management plan for Glen Oakes. There has not yet been a return correspondence. At last contact in early spring he said he would mark the area to be cut and would probably be ready to put it out to bid by late April for a summer (July – October) timber harvest.
- Oak Ridge Management Plan - Review for updates.
- Natural Resource Inventory – - Review for recommendations for updates of information and maps.
- Earth Day event (s) for the current year.
- Biothon – discuss a possible event for the current year.
- Reorganization of the Conservation Commission.
- Budget for the following year.
- Compiled of all of the grants that have been awarded to the Town and create a checklist of the requirements of each grant that can be reviewed annually. Any future grant can be added to the compilation.

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EVENTS

Previous event suggestions included:

- Birds & bats
- Edible plants
- Wildlife cover
- Sustainable agriculture
- A butterfly garden
- School program that would involve growing plants.
- A presentation on sustainable agriculture.
- Community garden

VISION CHAPTER OF THE MASTER PLAN

The Commission discussed the update to the Vision Chapter of the Master Plan and agreed to recommend the following for inclusion:

1. To protect the character of the Town as determined through public input.
2. Preserve the hydrology of the area of Spruce Swamp.

MAP 4 LOT 7

There was a conversation about the possibility of purchase of the property at Map 4 Lot 7, 3.3 acre parcel on Tavern Road that abuts the Oak Ridge Town Forest. The Members asked Mrs. Bolduc to research the details of the property and report back to the Board at the next meeting.

TREASURERS REPORT

The Members reviewed the Treasurers report for January 1 – April 30, 2013.

CORRESPONDENCE:

Received:

- **DES ACTIVITIES NOTIFICATION**
The Commission received courtesy copies of three separate applications to NH DES for proposed culvert replacements under the “Wetland Routine Roadway and Railway Maintenance” program as submitted to NH DES for the Town by Town Engineer Dan Tatem of from Dan Tatem Stantec Consulting Services, Inc. One culvert is located on Vetter Drive and two are located on Wildwood Drive. It is required by NH DES that the Conservation Commission be given copies of these applications.

At 9:55 pm Mbr. deBeer made the motion to adjourn.

Motion seconded by Mbr. O’Brien with unanimous favorable vote.

The Members agreed to reschedule the July 1 meeting to July 15, 2013.

Respectfully submitted,

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Meredith Bolduc, Land Use AA/Recording Secretary