



Fremont Conservation Commission
Minutes of
July 15, 2013
Approved August 5, 2013

Present: Chairman Bill Knee, Co- Chairman Janice O'Brien, Member Pat deBeer, Alt/Recording Secretary Meredith Bolduc.

Chrm. Knee opened the meeting at 7:00 pm.

MINUTES

Mbr. O'Brien made the motion to approve the minutes of the June 3, 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.

BEEDE SPAULDING, LLC,
Map 3 Lot 56
Conservation Deed Restriction

The Commission reviewed a draft of the Conservation Deed Restriction document for the Spaulding Beede subdivision that the Town Attorney and the Attorney for developer have been working on. This draft also included additional amendments proposed by Chrm. Knee (highlighted in blue).

Chrm. Knee reported that he had walked the site and he showed the Members pictures that he had taken of the following areas during his visit.

- The existing cul-de-sac area.
- Looking from the proposed cul-de-sac to the existing one.
- Looking from the far side of the cul-de-sac down the logging road leading to Beede Hill Road.
- Forested wetland to the left of the logging road – standing water – possible vernal pool.
- Wetland marsh along the left of the logging road.
- Scrub shrub (fen) wetland along the logging road.
- Looking further along the logging road low areas.

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- Reeds - indicators of wetland.
- Pond next to the logging road.
- Looking further along the logging road – young pine and white birch.
- Purple loosestrife along the roadway.
- 2 existing culverts along the logging road.
- Area of proposed cul-de-sac.
- Proposed area of parking along Beede Hill Road.

Agriculture:

Chrm. Knee said he does not have an issue with the road, but he does have an issue with the wording of “agriculture” in the proposed deed. Chrm. Knee noted that much of the land proposed to be deeded to the Town with conservation restrictions is not suitable for agricultural practices because it is wetland and such practices would be detrimental to the wetlands and its water quality. He said there is a lot of wetland with high water table and the Commission would want to protect water quality and the wetland itself as well as groundwater. He added that for these reasons he thinks anything agriculture should not be included.

The following recommendations for amendments to the Spaulding Beede deed restriction document were made and discussed.

Agriculture:

Chrm. Knee recommended that any and all references to allowing agricultural practices of any kind be removed from the deed restriction document.

Water Rights:

Chrm. Knee said he has no issue with water withdrawal, but does have an issue with removing the “title Reserved Rights”. He noted that in section 3 only 3A addresses water whereas 3B and 3C do not and he recommended putting back the title *Reserved Rights* and removing the word *water*.

Maintenance of the existing road:

Chrm. Knee recommended adding to section 3C the verbiage “*The existing gravel road connecting the Spaulding cul-de-sac to Beede Road maybe maintained for emergency vehicle use and pedestrian traffic safety.*”

Mbr. DeBeer objected to the language “non-motorized non-wheeled vehicles” because she feels it is important to not be too restrictive in the case of handicap access. This prompted a conversation relative to handicapped vehicles.

Chrm. Knee recommended removal of the words “*fen ecosystem*” in section 2A: ii, a.

Mbr. O'Brien made the motion to forward the following requested changes in the Spaulding Beede deed restriction document to the Towns attorney:

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- Remove any and all references to allowing agricultural practices of any kind.
- Section 3: Put back the title *Reserved Rights* and remove the word *water*.
- Section 3C: Add the verbiage “*The existing gravel road connecting the Spaulding cul-de-sac to Beede Road maybe maintained for emergency vehicle use and pedestrian traffic safety.*”
- Section 2A: ii,a: Remove the words “*fen ecosystem*”.

Motion seconded by Chrm. Knee.

There was further discussion relative to the restriction of non- motorized non-wheeled vehicles.

Chrm. Knee, Mbr. deBeer and Mbr. O’Brien all voted yes on the motion so the vote was unanimously in favor of the motion.

Mrs. Bolduc reported that the Planning Board Members are reviewing the document and will discuss it at their next meeting.

SEACOAST UNITED SOCCER CLUB

Map 6 Lot 020-001

Mrs. Bolduc reported that at the direction of the Planning Board and Selectmen the Town Attorney sent a correspondence to the Town of Epping, copied to SUSC, advising them of the abutters concerns as well as violations to the April 11, 2004 SUSC approved site plan.

The Commission received a copy of a June 17, 2013 correspondence from Eben Lewis of DES to Paul Willis of SUSC advising that DES has received the first monitoring report by Jones & Beach Engineers, Inc. which is a requirement of the Restoration Plan Approval. The letter stated that “at this time DES finds the site is in satisfactory condition and no remedial measures are necessary to be carried out.” Subsequent monitoring reports are to be submitted to DES by September 1, 2013 and September 1, 2014.

Mrs. Bolduc reported that the Planning Board recently conducted another site visit to assess the violations created to the approved Site Plan by the cutting of existing trees and not planting the trees that were required as a condition of the approval. The Planning Board has agreed that the trees cut down is in breach of the intended site plan because it has degraded the noise and visual barrier. As a result the Planning Board is looking for SUSC to restore the area that was cut and also plant the additional trees that were required by condition of the site plan. Chris Albert of Jones & Beach met with them at their July 10, 2013 meeting and has agreed to submit a restoration planting plan for the Board to review at their July 24, 2013 meeting.

Chrm. Knee reported that he had walked the site and he showed the Members pictures that he had taken of the following areas during his visit including:

- 14 trees that have been planted to the right side of the soccer fields in the part of the conservation area.
- The area behind the soccer fields on the right corner.

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- The conservation easement sign.
- Wetland vegetation.
- Logging cut in the back with additional 5 trees planted.

There was a discussion on each picture as it was shown. This was informational and no decisions were discussed or made.

TOWN FOREST

GLEN OAKES EASEMENT AMENDMENT TO ADD OAK RIDGE

Mike Speltz sent an e-mail relating that SPNHF has received the approval of the Attorney General to amend the Glen Oakes easement a second time to add the Oak Ridge area (184 acres).

FOREST MANAGEMENT PLAN

The Commission has been notified that Forester Charlie Moreno has finished marking the area to be cut in the middle section of the Glen Oakes Town Forest (this is the area to the right of the road behind the houses on Andreski Drive) and has put the forestry project out to bid.

The Members reviewed the prospectus which includes the timber description, woodlot description, sale specifications, bidding procedure and logging specifications. The prospectus specified that the bid is for 45+ MBF of white pine, hardwood, and hemlock sawtimber with accompanying pulp, firewood and potentially chipwood in the area of the Glen Oakes Conservation land located at the end of Andreski Drive. It also noted that the timber will be shown on Wednesday July 24, 2013, bids are to be submitted to Charles Moreno and will be accepted until 5:00 pm on August 5, 2013, and bids will be opened at the Conservation Commission meeting also on August 5, 2013.

CONSERVATION EASEMENT MONITORING

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

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The Members agreed that they would need to 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.

WORKING PLAN

- Set up a monitoring scheduled for the Town owned conservation easements.
 - compile a list of land with conservation easements.
 - 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.
- 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.

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

MAP 4 LOT 7

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As a follow-up to a previous question relative to the status of the property at Map 4 Lot 7, 3.3 acre parcel on Tavern Road that abuts the Oak Ridge Town Forest, it was noted that it was sold in early June.

TREASURERS REPORT

The Members reviewed the Treasurers report for January 1 – May 31, 2013. Chrm. Knee said the \$86.56 Open Space line should be removed and the money transferred to the checking account. The Members agreed and the Treasurer will be contacted.

EXPENDITURE REPORT

The Members reviewed the Conservation Expenditure report for January 1 – June 30, 2013.

BUDGET

Town Planner Heidi Carlson has advised that the 2014 budget proposals are due by August 5, 2013.

The Members discussed the 2014 Conservation Commission Budget. It was noted that all dues and membership fees are included in lines 220 & 800. The Members agreed to request \$600 in the Conservation Projects line (950) to help offsite the amendment to the Glen Oakes Wildlife and Forest Management Plan to add the Smith property. This requested sum would be approximately 10% of the \$6,600 cost as projected by Forester Charlie Moreno. The Members agreed that the rationale for amending the Glen Oakes Wildlife and Forest Management Plan includes:

1. To demonstrate to prospective grantors that we have responsibly managed our forest and their grant money.
2. Enhance our ability to attract grants.
3. To support information used in the awarding of prior grantors.
4. to establish a baseline for responsible forest management.
5. To help the Conservation Commission develop strategy for preparing conservation goals for the Vision Chapter of the Master Plan.

Mbr. O'Brien made the motion to submit the following Conservation Commission budget request of \$1425 for 2014.

4610 CONSERVATION COMMISSION	
100 Postage	\$ 75
110 Copies/Office Supplies	\$ 125
115 Photographs	\$ 1
125 Document Purchases	\$ 70
<i>Handbooks and RSA updates</i>	
200 Training & Seminars	\$ 100
<i>Includes workshops available to Commission Members.</i>	
220 Memberships	\$ 400
<i>\$250 = NH Association of CC</i>	
<i>\$ 50 = SPNHF</i>	
<i>\$100 = Lamprey River Watershed Association</i>	

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500 Conservation Improvement	\$ 1
<i>Residual of budget put toward separate conservation fund (for possible future land purchase/preservation)</i>	
800 Exeter River Local Advisory Committee Dues	\$ 150
<i>Dues; Participation in ERLAC activities, support of committee</i>	
900 Conservation BR Fund (Budget Residual)	\$ 1
950 Conservation Projects	<u>\$ 600</u>
	\$ 1423

Motion seconded by Mbr. deBeer with unanimous favorable vote.

CORRESPONDENCE:

There was no incoming correspondence.

At 9:20 pm Mbr. O'Brien made the motion to adjourn.

Motion seconded by Mbr. deBeer with unanimous favorable vote.

The next scheduled meeting is August 5, 2013.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary