

Fremont Conservation Commission
Fremont Library
Fremont, NH

June 5, 2017
7:00 PM
Meeting Minutes

Present : Chair Leanne Miner, Vice Chair Bill Knee, Member Cindy Crane, Member Leo Danjou,
and Land Use Administrative Assistant Casey Wolfe

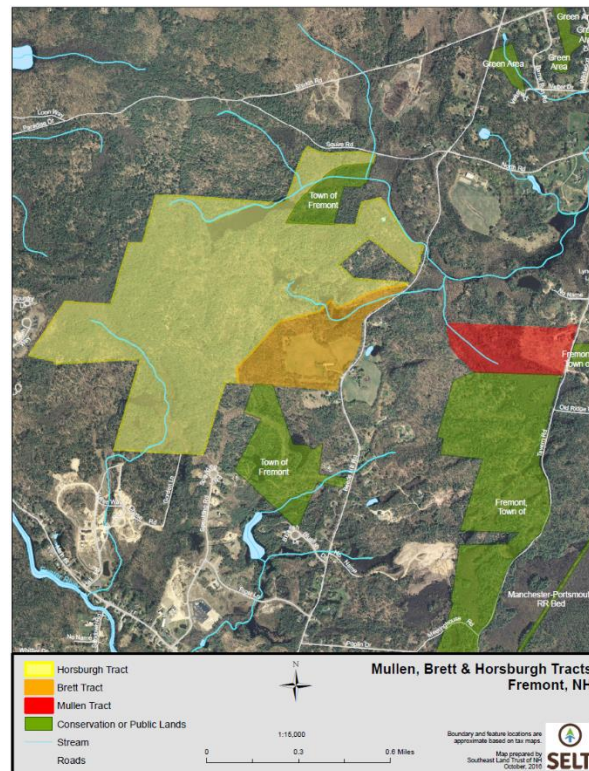
- A. CALL TO ORDER: Ms. Miner called the meeting to order at 7:06 pm.
- B. APPROVAL OF MINUTES: May 1, 2017
 - 1. Mr. Knee made a motion to approve the minutes of May 1, 2017. Ms. Crane seconded the motion with all in favor.
- C. LOGISTICS
 - 1. During the renovation of the Town Hall meeting room, all maps and other resources for the Commission will be located on the first floor of the Town Hall, rather than in storage pods.
- D. BUDGETS – no updates
- E. OPEN SPACE UPDATES
 - 1. It was reported that Open Space met on May 2, 2017. The minutes of this meeting are available upon request. The next Open Space meeting will be on August 1, 2017. It was reported that they are making good progress on the Barred Owl Trail in Glen Oakes Forest. They are about half way through and they have installed the metal blazes for the trail. Glen Oakes is on Trailfinder.com. Oak Ridge will be on the site next. Open Space member Pat deBeer is working on this.
- F. TOWN FORESTS:
 - 1. There was a trail disturbance in Glen Oakes. Town Administrator Heidi Carlson asked Leon Holmes Sr. to grade the disturbance when the area dries up.
- G. CELL TOWER WALK
 - 1. Mr. Knee recently met with wetland scientist Norbert Quenzer. Mr. Quenzer was working on delineating the wetlands at Map 1 Lot 12 for a proposed cell tower on the site. The access road to this tower is off of Nathaniel Brown Drive which is off of Whittier Drive. Mr. Knee pointed out the four wetland areas on the site. The access road will need to encroach in the setback of one of the wetland areas. This particular wetland is not a highly functioning wetland. Mr. Knee thought it was very reasonable for the wetland scientist to contact the Commission so early in the process. The Planning Board has not accepted the application at this point.

H. Forest Management Plan Update for Glen Oakes

1. Mr. Knee has not yet been able to follow-up with Charlie Moreno.

I. LAND CONSERVATION

1. Town Process for Land Purchase or Easement Purchase: Ms. Miner has talked with Ms. Carlson and former Commission member Janice O'Brien about the land acquisition process. The Town has a lawyer to help with this process. Open Space evaluates the property based on its environmental attributes. The parties of interest will share in the cost of an appraisal. It would be best practice to meet with the Board of Selectmen before the expenditure. The appraisal can take six to eight weeks after the contract is signed.
2. Horsburgh: Closing anticipated in July pending boundary survey. There will be an update at the August meeting.
3. Jack Mullen (not present)
 - a. Mr. Mullen seeks Town interest in the purchase of a conservation *easement* on approximately 32 acres of the John Mullen property, Map 6 Lot 47-1-1, 117 Tavern Road. The location is north of and adjacent to Oak Ridge Town Forest. The easement is still to be determined. The Natural Resources Conservation Service has already made an offer. Mr. Mullen wants to talk about having some combination between the Town and NRCS hold the easement. Mr. Mullen wants the Town to have full access to the land.



- b. Open Space Ranking and Feedback – The Commission decided to save this discussion for another night.

J. COMMENT SHEET

1. Governor's Forest/Witham Park applications

- a. Ms. Wolfe passed out drawings of the site. She explained that Mr. Ferwerda (owner of Governor's Forest) and Mr. Witham (owner of Witham Park) are in the process of correcting an encroachment issue. Two of Mr. Witham's mobile homes are encroaching on Mr. Ferwerda's property. Two variances are needed to make the proposed lot line adjustment legal. One variance request is for the choppy lot lines that are under 100 feet and the other variance request is for the structural setback. Mr. Knee wanted to be sure that no wetland setbacks are being violated. He recommended that the comment sheet asks for a joint site walk between the Conservation Commission, Planning Board, and Zoning Board of Adjustment.

K. PROJECTS

1. Boundary Survey of Cooperage Town Forest (Map 3 Lot 56)

- a. Mr. Knee contacted Beal Associates and found out that Lavelle Associates did 2013 survey for building lots and conservation land. Mr. Knee looked at the provided plans of the site. There are two granite markers. There may also be iron rods or drilled holes in the rocks that make the rest of the boundary. If the Commission wants any further information, they basically need to go to Mr. Lavelle. The Commission could blaze the boundary or mark it with metal signs. The members discussed what time of year this should be done. The boundary is completely marked as of now. Ms. Miner did not see the need to pay for the survey. Mr. Knee stated that Open Space did not show any interest in doing this survey either. There was some discussion about the fire road/access road. It is a highly used trail that could have some educational value. It could eventually link up with the Hosburgh trail. There is currently no extensive trail system because of the wetlands. Ms. Crane stated that it could be nice to get a coordinate file from the surveyor, however, it could cost a lot of money to get this file from Mr. Lavelle. For the Cooperage trail, Ms. deBeer might only need two data points for trailfinder.com. There was a consensus that no blazing or survey data was needed.

2. Aja Mahoney Fund – Interpretive Walk

- a. Mr. Knee stated that the Commission needs to decide how to handle the overall piece. He asked, "Why is this so important? Why is Spruce Swamp such a special place?" Mr. Knee then went over different places that would be great to highlight in an interpretive trail. He felt that if the Commission looks carefully, there are some themes that could be interpreted. It would need to be an interpretive trail before a quest. He felt that some grant work needs to be

done and that he will need as much brain power as possible. Ms. Crane felt it would be good to pick a trail for now. There was a consensus to do the southern end of Glen Oakes. This is the oldest Town Forest. They decided on doing a site visit for the 16th of July.

L. NONPUBLIC SESSION

Per RSA 91-A:3, Ms. Miner made a motion to go into nonpublic session to discuss land acquisition. Mr. Knee seconded the motion. There was a roll call vote.

Ms. Miner made a motion to leave nonpublic session and to seal the minutes. Mr. Danjou seconded the motion with all in favor.

M. ADJOURNMENT

Ms. Miner made a motion to adjourn the meeting at 8:46 pm. Mr. Knee seconded the motion with all in favor.

N. Next Meeting: July 10, 2017

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant