

Fremont Conservation Commission  
Fremont Town Hall  
Fremont, NH

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

Also present: Open Space members Dennis Howland and Sam Harris

A. CALL TO ORDER: Ms. Miner called the meeting to order at 7:02 pm.

B. APPROVAL OF MINUTES

Mr. Knee made a motion to approve the minutes of April 2, 2018. Ms. Miner seconded the motion. The motion passed 4-0-0.

C. FOREST MANAGEMENT PLAN

1. Smith Addition

- a. Ms. Miner reported that Charlie Moreno is very close to having a draft of the Forest and Wildlife Management Plan update ready this week.
- b. Mr. Moreno has suggested that the Commission does a forest walk to review the proposed fall management on the Smith parcel and to observe the areas of Glen Oakes that were harvested in 2013.
- c. After some discussion, the Commission decided to do this forest walk with Charlie Moreno on May 16<sup>th</sup> at 5:30 pm. They will meet at the trailhead on Andreski Drive.

D. ADMINISTRATION

1. Ms. Miner, Ms. deBeer, and Mr. Cooper all attended the Saving Special Places conference on April 7th. Ms. Miner recommended this conference to anyone who was thinking of going next year. She recommended that the Commission has an annual work session meeting to discuss the annual objectives of the Conservation Commission. Ms. deBeer mentioned that she enjoyed learning about a program called Nature Groupie. She also enjoyed a seminar about working with volunteers.
2. Ms. Miner announced that the School Board is having a Public Hearing to gift parcel 2-151-1 that abuts Town Forest (Oak Ridge South) to the Town on May 8<sup>th</sup> at 6:00 pm. Ms. Miner read the School Board Public Hearing announcement.
  - a. ***Ms. Miner made a motion to accept the gifted land in accordance with RSA 36A:4 contingent on a positive outcome at the School Board Hearing. Mr. Knee seconded the motion. The motion passed 4-0-0.***
  - b. ***Ms. Miner made a motion to pay up to \$2000 in legal fees to facilitate legal transactions/documents for School District parcel 2-151-1. The funds are to come from the LUCT fund (Conservation Fund) which currently contains >\$200K for conservation. Ms. Crane seconded the motion. The motion passed 4-0-0.***

- c. Ms. Miner reminded the Commissioners of RSA 36-a:4 which states a Conservation Commission may acquire in the name of the city or town, subject to the approval of the local governing body, by purchase, the fee in such land or water rights within the boundaries of the municipality, or any lesser interest, development right, easement, covenant, or other contractual right including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, or limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas within their city or town, and shall manage and control the same.
  - d. Ms. Miner also read RSA 36-A:5-II which states, prior to the use of such funds for the purchase of any interest in real property...the conservation commission shall hold a public hearing with notice in accordance with RSA 675:7. Ms. Miner stated that the Town Administrator is going to try to have the Commission's Public Hearing during a Board of Selectmen's meeting. A date for this Hearing has not been determined yet.
3. Ms. Miner announced that the Zoning Board site walk for Jay Comstock's variance application to have a garage 68 feet from a wetland is on May 12<sup>th</sup> at 371 North Road at 9:00 am. Mr. Knee and Ms. deBeer are going to try to make it to this site walk.
  4. Ms. Miner announced that the East Kingston Conservation Commission will have a guided tour of the Pheasant Run conservation property on Saturday, May 12 from 10 am to 12 pm.
  5. NHDES will hold its 2018 Drinking Water Source Protection Conference on Thursday, May 17, at the Grappone Conference Center in Concord, NH. This year's conference will feature a total of 18 presentations on: Research from Dartmouth concerning health impacts associated with arsenic exposure PFAS and other emerging contaminants. Legislative updates involving drinking water. Projects related to source water planning, land conservation, and community engagement...and many more interesting source protection topics! Registration \$65 each.

E. Bolduc Property

1. Ms. Miner announced the Town executed a site inspection on April 26<sup>th</sup> and closed on the property sale May 3<sup>rd</sup> for the amount of \$6048. The Commission made its original decision to purchase the property in a nonpublic session on December 4<sup>th</sup>. At the time, the dollar amount was kept non-public due to potential competing interest. All discussion regarding the amount is now public including a recent Public Hearing on April 19<sup>th</sup>.
2. ***Mr. Knee made a motion to make the December 4, 2017 non-public meeting minutes available to the public. Ms. Miner seconded the motion. The motion passed 4-0-0.***
3. ***Ms. Miner made a motion to pay legal fees in the amount of \$779.00 from the LUCT Fund. Mr. Knee seconded the motion. The motion passed 4-0-0.***

4. ***Ms. Miner made a motion to use the LUCT fund to pay any remaining legal fees up to \$1000. Mr. Knee seconded the motion. The motion passed 4-0-0.***

F. FOREST PLANNING AND MAINTENANCE

1. Wayfinding Signs
  - a. The Road Agent has the Wayfinding signs. The Commission still needs permission from abutters to install these signs.

G. CONSERVATION

1. There was some discussion about contacting the owner of parcel 4-17 (the abutting property to the recently purchased Bolduc property) to ask her to gift the land to the Town for conservation purposes. Mr. Knee suggested waiting until after the School Board gifts parcel 2-151-1 to the Town to send a letter to the woman who owns 4-17.
2. There was some discussion about going through the process to get the parcels in Glen Oakes merged into one lot.

H. OTHER BOARDS

1. Zoning Board

- b. Ms. Wolfe informed the Commission of a Zoning Board application for a variance to have a swimming pool in a rear property line setback at 342 Sandown Road (Map 1 Lot 48-6). The applicant's name is Jason Broyer. This Public Hearing is scheduled for May 22<sup>nd</sup>.

2. Planning Board

- a. Ms. Wolfe informed the Commission of a Planning Board minor site plan application. The applicant, R. Cooper & Sons Paving, seeks to store several dump trucks, working vehicles, and some miscellaneous machinery at 225 Main Street (Map 3 Lot 150). The Public Hearing for this application is on May 16<sup>th</sup>. The Commission had concerns about the use taking place on a parcel that abuts the Exeter River. Ms. deBeer questioned if the River Advisory Committee should be notified of the project. The Commission submitted a comment sheet for the Planning Board. The Commission recommended doing a site visit. After looking at the zoning ordinance, the Commission determined there is a 150-foot structural setback from the Exeter River. There was a discussion if a wetland scientist needed to delineate the buffer.

I. TRAILS and OPEN SPACE

1. There was a discussion about the library kiosk. Ms. Miner suggested that Mr. Howland flag the proposed location of the kiosk so that the Road Agent can make sure it's out of the right-of-way. ***Ms. Miner made a motion to approve an expenditure of up to \$500 for the library kiosk materials, of which \$249 shall be taken from the Conservation Project line item and the remainder to be taken from the Forest Management budget. Ms. Crane seconded the motion. The motion passed 4-0-0.***
2. Mr. Howland informed the Commission about a 14-foot bridge that he built. He spent about \$135 on materials for this bridge. This bridge has already been

constructed and is ready to be brought into Oak Ridge North. This area used to just have stepping stones, however, due to increased beaver activity there is much more water passing through. ***Ms. Miner made a motion to expend \$135 to purchase materials for a bridge to provide safer passage over a body of water in Oak Ridge North. Ms. Crane seconded the motion. The motion passed 4-0-0.***

3. Mr. Howland informed the Commission that the evening of May 4<sup>th</sup> there was a wind storm. This storm has caused some destruction on the Barred Owl trail.
  4. Mr. Howland told the Commission that if they like the Leopold Bench that he constructed, he can build more of them. He explained that these benches are fairly easy to construct. There was some discussion about anchoring the Leopold benches.
  5. Mr. Howland suggested creating trail names for Oak Ridge North. He will bring up the topic at the next Open Space meeting. Ms. deBeer commented that the Fire Department might have some preferences for trail names so they do not get mixed up with road names.
- J. Wetland Permit Application
1. Ms. Wolfe informed the Commission that a DES Wetlands Permit application has been filed for 23 Abbott Road. The purpose of this permit is to restore some wetlands that have been disturbed. The Commission took some time to look at the application.

K. ADJOURNMENT

Ms. Leanne made a motion to adjourn the meeting at 9:02 pm. Ms. Crane seconded the motion. The motion passed 4-0-0.

L. Next Meeting: June 4, 2018

Respectfully Submitted,

Casey Wolfe  
Land Use Administrative Assistant