



Town of Sandown , NH
Conservation Commission
Minutes
December 6, 2012

Date: December 6, 2012

Place: Sandown Town Hall

Members Present: Paul Carey – Chair, Brian Butler, Scott Burt, Mark Traeger, Andrea Cairns

Members Absent: Samantha Borbone

Selectmen Liaison: Mr. Hans Nicolaisen: Absent

Environmental Consultant: Mr. Gerry Miller, Certified Wetlands Scientist: Present

Annual Fishing Derby Chair: Mrs. Heidi Chaput: Absent

Opening: Mr. Carey opened the meeting at 7:01 p.m.

Review of 11/15/12

L23 change to “between the Town of Sandown and the logger.”

MOTION: Mr. Traeger made a motion to accept the minutes as amended. Mr. Burt seconded the motion. Members voted in favor. Ms. Cairns abstained. The motion passed.

Removal of Hazardous Trees in the Town Forest

Matthew Russell, 176 Wells Village Road

About a year ago on the Porter Property (Wells Village Road Town Forest), Mr. Traeger and Mr. Russell walked the property to find another trail that might be closer to the river. Doing that, they found a dump site of three air conditioners that were inaccessible from where they were. Mr. Russell offered to remove those and give them to a neighbor who will dispose of them and recycle the copper. No one on the Commission had an issue with Mr. Russell moving forward with that.

Mr. Russell also noted that he saw a few trees that were blown over on the edge of Wells Village Road. They were on power lines, but the utility has since cut them down, but left the trees. Mr. Russell would like permission to take the trees, cut them up and use them as firewood. He spoke with Mr. Ogerman about the trees since they are close to his property and he was fine with Mr. Russell removing them.

MOTION: Mr. Traeger made motion for Mr. Russell to remove the trees from the property. Mr. Butler seconded the motion. All members vote in favor. The motion passed.

Mr. Russell added that he thought the gates which were installed looked great and asked if they would be locked. Mr. Butler noted they would but he could get a key when he was ready to go there.

Deer Run Culvert Replacement and Wells Village Road

Steve Keach – Town Engineer, Artie Genualdo – Public Works Director, Patrick Colburn – Keach Nordstrom Associates

Mr. Genuardo explained to the commission the damage that was there and why they replaced the culvert. Mr. Keach indicated they couldn't risk the culvert collapsing during the winter so they needed to replace it immediately. They received approval from the Selectman.

Mr. Keach explained the wetlands permitting process and noted since it was classified as a tier 3 stream crossing, the project would need to undergo a lengthy permitting process. He indicated it would be a 50 day initial review and a 30 day re-review period. Because of the urgent need, they asked for an emergency authorization on 11/27/12 and received it. They need to submit the paperwork to go through the permitting process by 1/13/13 which Mr. Colburn is preparing.

Mr. Keach explained the project. He noted the new pipes are made of high-density ethylene instead of metal; they are closer together; the skew of the headwall changed to have a better angle to the flow of the water; and they used a pre-cast headwall which is cheaper. He noted having the pipes closer together kept the footprint of excavation down. The entire project was completed in a week.

Mr. Genuardo noted the only work that remains is a guardrail needs to be installed once funds permit and his crew would be the ones to install that.

FEMA Grant to Replace the Culvert Under Wells Village Road

Mr. Colburn and Mr. Keach reviewed the project. Mr. Keach noted the existing culvert is corrugated metal and a 7x10 oval and the new culvert will be an 8x15 pre-cast concrete box. It will also be a tier 3 crossing. They will be changing the alignment to the water and adding headwalls. They will get the appropriate permits and will file that paperwork in the next month. They are going to put the project out to bid in March or April so the work could be done over the summer.

Members discussed the angle of the headwall and questioned if it would more closely match the river flow. Mr. Keach noted they designed the headwall and angle so there will not be any scouring. The culvert is designed to pass a 100 year storm.

Members discussed the timeframe and the de-watering process for excavation.

Mr. Keach asked the Commission if there was a desire to have parking spots for the Porter property. He noted they may be able to create those at no cost since the contractor would need to have a staging area for equipment. Mr. Traeger noted that NRCS would need to grant them permission to do that and he would forward Mr. Keach their contact information.

Tim Lavelle – Janco Project

Mr. Lavelle noted he was in for a preliminary review of the plans and discussed the project.

Mr. Traeger noted that there was a variance on the property that expired. Mr. Carey asked what the variance was for and Mr. Lavelle explained that the property has no frontage and has access through another piece of property. The variance was for a cluster subdivision to be accessed and created through an easement. They also obtained a variance for the lot size. It is currently 14.84 acres and a cluster development needs to be 15 acres.

Mr. Lavelle explained the difference in the plans. He noted they redesigned the driveway so there would not be such a steep cut. He also noted they would be going to the Planning Board for a waiver since they are proposing a 10% grade and they require an 8% grade. Mr. Miller had concerns about the grade of the cuts and where they intercepted the water tables. Mr. Traeger noted it would be helpful to Mr. Lavelle if the Commission wrote a letter saying they would prefer a 10% grade.

Mr. Butler questioned where the increased water flow would be going. Mr. Lavelle noted the water currently goes onto their property and crosses the road under Fremont Road through a culvert. Mr. Lavelle noted he was not the one who prepared the drainage calculations and they still needed to have the Town Engineer review them.

Mr. Lavelle asked if the Board would like to walk the property. Mr. Traeger suggested that he get on the ZBA agenda

and get approval from them before they did the walk. Mr. Butler questioned if it would be better to go out sooner because there is currently no snow on the ground.

Mr. Miller did not feel that he needed to walk the property right now. Mr. Lavelle noted they received the dredge and fill permit from the state. Mr. Carey questioned if the changes made would affect the permit and noted the Commission never received a copy of that permit.

Surveying of Hersey Highlands Property

Tim Pelequin sent a proposal which outlined his scope of work. He will survey 83+/- acres and he attached a map of the property. Members noted he had the wrong map. Mr. Traeger will send him a copy of the correct map.

Mr. Traeger noted he received an email from Norma Drowne which indicated they may close with NRCS in January or February.

Members agreed the cost seemed reasonable.

MOTION: Mr. Traeger made a motion to hire Promised Land Survey for the 12/6/12 contract, to survey the 83+/- acres indicated on the map supplied by the Conservation Commission for a not to exceed fee of \$4,350.00 to be appropriated out of the town conservation fund.

Discussion: Mr. Butler questioned the line in the contract that noted he would mark the boundaries according to local standards. He wanted further clarification on that and asked if they could ask for granite or concrete boundaries sunk into the ground.

Mr. Traeger withdrew his motion.

Members discussed the specific locations they would like markers placed.

Mr. Traeger called Mr. Pelequin to clarify how he would mark the boundaries. Mr. Pelequin noted he usually puts in iron pins with a seal over them and would possibly blaze some of the trees on the longer lines along the points. He indicated it would be about \$200 additional per granite marker.

Mr. Butler indicated he liked the idea of blazing the longer lines.

Mr. Traeger told Mr. Pelequin that the map he had was incorrect and he would send him a revised map.

Mr. Pelequin asked if the Commission wanted him to attend the meeting on December 20th. They indicated they did want him at that meeting.

Members indicated the specific areas they wanted markers and Mr. Traeger will send the marked up map to Mr. Pelequin.

MOTION: Mr. Butler made a motion to hire Promised Land Survey, to survey the 83+/- acres with the Conservation supplied map which indicates an additional 7 granite markers, for not to exceed \$5,750 to be appropriated out of the conservation fund. Mr. Burt seconded the motion. All members voted in favor. The motion passed.

MOTION: Mr. Butler made a motion to authorize Mr. Traeger to sign the contract and give Mr. Pelequin a \$1,000 deposit out of the conservation fund. Mr. Burt seconded the motion. All members voted in favor. The motion passed.

QR Codes/Facebook Update

Ms. Poulin built a facebook page for the Commission.

Ms. Poulin found some links to websites for QR Codes. She also found a source for waterproof paper. It is \$66 for 100 sheets. She could get samples if it is something the Commission wanted to explore using for the trail maps.

Other Business

Mr. Butler ran into someone dirt biking in the town forest. He told her it was not permitted and posted a “no motorized vehicles allowed” sign.

Correspondence

The Commission received a thank you from boy scouts for using town forest for the Spooky Walk and a letter looking for donations to the UNH Cooperative Extension 4-H.

New Business

Mr. Butler noted they are scheduled to start logging on Monday or Tuesday and he would get a revised contract to the Selectman’s office for the timber tax.

MOTION: Mr. Burt made a motion to adjourn. Mr. Traeger seconded the motion. All members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:58 p.m.

Respectfully Submitted,



Andrea Cairns