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Sandown Conservation Commission
Minutes
June 13, 2013

Date: June 13, 2013

Place: Sandown Town Hall

Members Present: Paul Carey – Chair, Brian Butler-Vice Chair, Mary Poulin, Andrea Cairns

Members Absent: Mark Traeger

Selectmen Liaison: Jim Devine: Present

Environmental Consultant: Gerry Miller, Certified Wetlands Scientist: Present

Opening: Mr. Butler opened the meeting at 7:03 p.m.

Approval of the 5/30/13 Minutes

MOTION: Mr. Butler made a motion to accept the 5/30/13 minutes. Ms. Poulin seconded the motion. Members voted in favor. Mr. Carey and Ms. Cairns abstained. The motion passed.

Jimmy Beucler – Eagle Scout Candidate

Tim Robinson – Eagle Scout Advisor

Mr. Beucler noted that he discussed the idea with the Commission last fall and put together a formal presentation for their consideration. He was interested in cutting new trails on the conservation land behind Morrison Lane to connect Cub Pond and/or Punch Pond. The specific lots he would be working on are: M4 L16, M4 L16-1, M4 L17, M8 L13. He is proposing either creating a loop and constructing a kiosk which would display the trail map; or creating a single path with benches at the end of the trail by the pond for observing wildlife. He outlined the part of the trail that he was thinking about. He wanted to get clarification on the land that the town owned to see if his plan was feasible.

Mr. Butler questioned why he chose this project. Mr. Beucler noted he has always been active in the town forest with friends and the boy scouts and he loves hiking and biking and being in the outdoors. He has other projects in mind that he could do, but thinks the trail would be a great addition to the town.

Mr. Beucler questioned if he could connect to the ponds since the parcels he was looking at didn't go to the pond. Mr. Carey thought that the Meaney property did connect to the pond.

Mr. Butler clarified that the property at the end of Morrison lane is just an easement and two of the parcels are just town owned and not technically "town forest." He noted that M8 L13 was conservation land.

Members discussed the properties.

46 Mr. Butler noted that he should get approval from the Selectman to move forward since
47 they have jurisdiction over the property.

48

49 Mr. Carey asked when he would like to begin work. Mr. Beucler noted that his deadline
50 is March 4, 2014. He wanted to have the trail completed before it snowed and was aiming
51 for the end of November. He needed to get district approval for the project and wouldn't
52 be able to meet with them until August.

53

54 Mr. Butler noted that as far as the kiosk, he hoped it would be similar construction and
55 have a similar look and feel to the one at the town forest. He wanted the map to be a
56 material that wouldn't be something that would deteriorate within a year.

57

58 Mr. Beucler noted he has access to a GPS mapping system and had someone who was
59 willing to donate the materials to make a permanent map. He noted he wasn't thinking
60 the kiosk would be the same size as the one at the town forest, but would make sure it
61 was quality materials.

62

63 Mr. Beucler noted he would like the trail to be soft and meandering, not wide open and
64 straight, he wants to keep it interesting. He questioned if he would need to get DES
65 permits. Mr. Miller noted that he wouldn't likely need permits since he wouldn't be
66 clearing more than 50% of the trees within the point system. Mr. Beucler noted he wants
67 to keep it as natural as possible.

68

69 Mr. Robinson noted in terms of the kiosk, they were thinking of building a structure with
70 an overhang and a board for the map and notices. They weren't imagining anything to the
71 scale of what is at the town forest.

72

73 Members agreed they liked the option of the loop instead of the straight trail and would
74 like the kiosk to include signage to say "Town of Sandown", a full GPS map, plus have
75 room for additional signage that they are required to post.

76

77 Mr. Miller questioned if he envisioned the trail would go to the edge of the pond. Mr.
78 Beucler noted he was considering it, but it would depend on if he needed permits to do
79 so. Mr. Miller noted he was allowed to put a path to the end of the pond, but it couldn't
80 be wider than 6'. Mr. Beucler felt it would be better to allow people to go to the edge of
81 the pond.

82

83 Mr. Robinson noted he would like Mr. Beucler to work with someone on an individual
84 basis and have a walk-through with the Commission to help guide him on where the trail
85 should go. He asked if there could be one point of contact if he has questions. Members
86 agreed he could contact Ms. Cairns and she could direct questions to the appropriate
87 person.

88

89 Mr. Beucler noted he would be using his GPS to map out the trail and would put ribbons
90 as temporary markers until everyone could walk the trail and agree on a route.

91

92 Mr. Carey questioned if he would mark the trails once it is complete. Mr. Beucler noted
93 he could use aluminum markers similar to the town forest or he could paint squares on
94 trees.

95
96 Mr. Butler requested that Mr. Beucler come back to the board when he's completed
97 certain milestones to keep them updated on the progress of the project.

98
99 Mr. Robinson noted that he needs to get a lot of approvals before he can go before
100 District to present to them. Mr. Beucler noted he would contact Ms. Blaisdell to get on
101 the Selectmen's agenda. He noted that Conservation would be the "sponsors" of the
102 project and they would be the ones to sign his form.

103
104 Mr. Devine suggested that Mr. Beucler stay along the boundary lines of the town owned
105 parcels in case the town sells those properties. By creating a trail on those properties, he
106 would essentially be establishing an unwritten easement which could hinder any future
107 sales. Mr. Miller agreed with that suggestion.

108
109 Mr. Beucler noted that he wanted to create a trail that could potentially be added on. He
110 wouldn't disrupt the town-owned land as much, but once he gets to the conservation
111 property, he wanted to establish a loop that could be added on in the future.

112
113 Mr. Carey questioned why he chose the trail layout that he presented. Mr. Beucler noted
114 he wanted to maximize the length of the trail and create a one-mile loop or more. Mr.
115 Miller noted if he hugged the property lines, it likely wouldn't impact whoever might buy
116 the property in the future.

117
118 **MOTION:** Mr. Butler made a motion for Mr. Beucler to move forward with
119 Conservation's support of the proposed project. Ms. Poulin seconded the motion. All
120 members voted in favor. The motion passed.

121
122 **Patrick Bower representing Jim Lavelle & Associates, Hampstead, NH to discuss a**
123 **four lot Open Space Development. The subject property is identified on Map 20 as Lot 3**
124 **and is located at 218 Fremont Road.**

125 Mr. Bower discussed the proposed driveway. He noted there will be minor changes made
126 to the design to accommodate requests made by the fire chief and the planning board. He
127 noted when they previously came before the Commission, the Commission made
128 suggestions on how the cut should be done and they ended up resizing the culvert. He
129 noted there are only two wetland impacts and they use a retaining wall with the culverts
130 to minimize the impact.

131
132 Mr. Bower noted that Tim Lavelle spoke with the fire chief who made suggestions to
133 reconfigure the turnaround, but overall the chief is happy with the driveway.

134
135 Mr. Bower thinks there will be just minor changes to the dredge and fill based on
136 feedback from Steve Keach, the town's engineer.

137

138 Mr. Miller questioned the grade and noted he previously had concerns with the original
139 cut and size of the rip-rap. He also noted that he was looking for something to capture
140 and treat the groundwater that flowed off the driveway. Mr. Miller noted that a level
141 spreader could be added to the right hand side of the driveway, which would diffuse the
142 water so it's not all concentrated. Mr. Bower noted there was plenty of opportunity for
143 them to make that change and he could potentially make the spreaders he has bigger.

144

145 Mr. Bower noted they have large rip-rap in place on the plans and feels that Mr. Miller's
146 suggestion is a good idea.

147

148 Mr. Devine questioned if the chief had concerns regarding water suppression. Ms. Cairns
149 noted the chief's main concerns were the turnaround and grade of the proposed road.

150

151 **Patrick Bower representing Jim Lavelle & Associates, Hampstead, NH to discuss a**
152 **five lot subdivision. The subject property is identified on Map 5 as Lot 3 and is located at**
153 **Walnut Hill Road (Route 121) and Chase Road.**

154

155 Mr. Bower noted that he saw the Board had reviewed the wetlands application at their
156 last meeting. He explained where the dredge and fill would be in relation to the
157 driveways. He noted the application was filed inadvertently without the driveways and
158 culverts indicated and he is working on calculating those figures now. They are in the
159 process of putting that package together to submit to DES.

160

161 Mr. Miller questioned why they had two entrances that combined to a common driveway.
162 Mr. Bower noted that was a request by the owner, but he still needed to get the state
163 driveway permit for that configuration. Mr. Miller suggested having two driveways
164 straddle the property line and run parallel to each other. By doing that, they would only
165 have to widen the area a small amount, add a small amount of area to the dredge and fill,
166 but would likely end up with less impact overall and would retain two separate
167 driveways. Mr. Bower noted he would discuss that option with Mr. Lavelle.

168

169 **Correspondence**

170 Mr. Rob Foley emailed the Commission asking for permission to hunt and bait in the
171 town forest. Mr. Butler noted that you could hunt in the town forest but wasn't
172 comfortable with allowing anyone to bait. The Commission agreed they would prefer he
173 didn't bait and noted over the last few years they've worked to create a wildlife plan that
174 tried to promote diversity in the food supplied to deer and other wildlife and would prefer
175 no outside baiting. They do still encourage hunting though.

176

177 Mr. Butler noted he had three checks for the community garden totaling \$60 that he
178 would like deposited into the checking account.

179 **MOTION:** Mr. Butler made a motion to put them into the checking account. Ms. Poulin
180 seconded the motion.

181

182 Mr. Butler also had \$270 to deposit into the general fund from the fishing derby. The
183 commission agreed it would be ok for him to bring it in to the Finance Director for
184 deposit.

185

186 The Planning Board sent the Commission a letter asking Mr. Miller to review the site on
187 lot 17-3-21 where the dry hydrant was installed as part of the fire suppression
188 requirement for Hillside Estates to see if a CUP is required. Mr. Miller noted that if you
189 need a dredge and fill permit, then you need a CUP. He drove by the site and a dredge
190 and filled was definitely required. Mr. Miller noted that the Planning Board needed to
191 ensure there was money in the PREA account to pay his invoice before work commenced
192 and they also needed to get permission from the property owner for him to go on the site.

193

194 Complete Trails Notification for Wells Village Road

195

196 Bank Statement for the checking account

197

198 Invoice from Tanagram Marketing for \$500 for the website.

199 **MOTION:** Mr. Butler made a motion to pay \$500 to Tanagram Marketing for their work
200 on the website out of the education and awareness line item. Ms. Poulin seconded the
201 motion. Members voted in favor. The motion passed.

202

203 **Other Business**

204 Mr. Butler noted they did a rock clearing day at the community garden.

205

206 Mr. Butler noted the chestnut trees were sold-out before he was able to purchase them.

207

208 Mr. Butler questioned if they were going to move forward with the tick spraying at the
209 town forest. He does plan to go out and mow and will confirm whether the boy scouts
210 had cleaned up the wall area yet. Mr. Carey will try and get a few companies in over the
211 next few weeks to discuss spraying.

212


213 Mr. Carey noted that the Commission is in need of members. If there is anyone interested
214 in joining, contact the Commission.

215

216 **MOTION:** Mr. Butler made a motion to adjourn. Ms. Poulin seconded the motion. All
217 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
218 8:35 p.m.

219

220 Respectfully Submitted,

221 

222 Andrea Cairns