

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**Sandown Conservation Commission
Minutes
August 8, 2013**

Date: August 8, 2013

Place: Sandown Town Hall

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

Selectmen Liaison: Jim Devine: Absent

Environmental Consultant: Gerry Miller, Certified Wetlands Scientist: Present

Opening: Mr. Carey opened the meeting at 7:07 p.m.

Review of the 8/8/13 Minutes

MOTION: Mr. Butler made a motion to accept the 7/25/13 minutes as written. Ms. Poulin seconded the motion. All members voted in favor. The motion passed.

Review of the Springer Viatic Easement language for the Betty Judkins Ayer Conservation Area

Mr. Carey questioned the language in the easement that stated all adjacent properties would be included as part of the Betty Judkins Ayer Conservation area. He raised it as a concern because the adjacent properties are not Conservation-owned they are town-owned.

Mr. Traeger acknowledged he didn't realize that language was in there either, but felt that anyone going into that property would see the sign and assume all properties were included.

Correspondence

There was a bank statement for the Conservation account and Town Forest Management Fund.

The Britton's Landscaping invoice was paid as well as an invoice for Gerry Miller.

A brochure for the Sandown Fire Fighters Memorial.

An email from Paula Gulla regarding a resident's concern regarding maintenance of the town forest.

Award from SouthEast Landtrust for putting the Minton Property into an easement.

Louis Guarino – discussion regarding his Eagle Scout Project

Mr. Guarino noted that his project proposed building a bridge and benches for the Sandown Town Forest. He noted that so far he has wood purchased for four benches and has them chiseled out. He plans to assemble them on location.

47 In terms of the bridge on the blue trail, he plans to use downed trees if possible and
48 wanted to make sure that was ok to do. Mr. Traeger noted that usually they use logs and
49 cut in hatch marks to help water runoff them, then notch supports, similar to Lincoln logs.

50

51 Mr. Guarino asked if it would be ok for him to bring a vehicle in to carry the wood for
52 the benches. Mr. Butler noted that was no problem for him to do that. Mr. Traeger noted
53 he has an ATV that could be used.

54

55 Mr. Miller suggested he go online to review the wetlands regulations for trails.

56

57 Mr. Butler asked if he had a map indicating the exact locations for the benches. Mr.
58 Guarino will create something for him. Mr. Guarino noted he was hoping to have the
59 project complete by the end of September.

60

61 Mr. Butler questioned if anyone had issues with using pressure treated wood since it can
62 splinter. He noted cedar would be the optimal, but can be costly. Members agreed
63 pressure treated was fine as long as he sealed it before installing the benches.

64

65 **Tim Lavelle – discussion regarding a four lot Open Space Development application**
66 **submitted by Rebecca Janco. The subject property is identified on Map 20 as Lot 3 and is**
67 **located at 218 Fremont Road.**

68

69 Mr. Lavelle noted the plans have changed since the last time Conservation reviewed then.
70 He took their advice on the driveway and also made changes based on feedback from Mr.
71 Keach and added in a cape cod berm in the pavement. He noted the fire chief approved
72 the plans and they received the state subdivision permit as well as the wetlands permit.

73

74 **MOTION:** Mr. Butler made a motion to give a favorable recommendation to the
75 Planning Board from the Conservation Commission for a CUP for the four lot Open Space
76 Development application submitted by Rebecca Janco. The subject property is identified on Map
77 20 as Lot 3 and is located at 218 Fremont Road. Mr. Traeger seconded that motion. All
78 members voted in favor. The motion passed.

79

80 **Tim Lavelle – discussion regarding a five lot subdivision submitted by Virginia Morris. The**
81 **subject property is identified on Map 5 as Lot 3 and is located at Walnut Hill Road (Route**
82 **121) and Chase Road.**

83

84 Mr. Lavelle noted they received the wetlands permit from the state. He noted that he was
85 surprised by the recommendation made at the last meeting to create two driveways. They
86 were pleased by the suggestion and implemented the change into the plans.

87

88 Mr. Traeger noted he has received calls about abutters concerned with the wetlands and
89 flooding. Mr. Miller and Mr. Lavelle confirmed that the flow of water goes away from
90 that resident's property.

91

92 Mr. Butler questioned the location of the driveways noting safety concerns. Mr. Lavelle
93 noted the location was within proper setbacks.

94

95 **MOTION:** Mr. Butler made a motion to give a favorable recommendation to the
96 Planning Board from the Conservation Commission for a CUP for the five lot subdivision
97 submitted by Virginia Morris. The subject property is identified on Map 5 as Lot 3 and is located
98 at Walnut Hill Road (Route 121) and Chase Road. Ms. Poulin seconded the motion. All members
99 voted in favor. The motion passed.

100

101 **Review of the Springer Viatic Easement language for the Betty Judkins Ayer**
102 **Conservation Area continued**

103 Mr. Traeger noted the easement needed to be signed by the Selectmen. If they have issue
104 with the town properties being included in the easement, they will need to bring that up.

105 Mr. Butler noted they should make the Selectmen aware of the language. Mr. Carey
106 noted that if those properties were sold, the easement on those properties is no longer
107 valid.

108

109 **MOTION:** Mr. Butler made a motion to recommend that the Board of Selectmen
110 approve the easement language for the Bette Judkins Ayer Conservation Area. Ms. Poulin
111 seconded the motion. All members voted in favor. The motion passed.

112

113 **Discussion regarding potential trails at the Wells Village Road Town Forest**

114 Mr. Traeger noted that as a condition of the NRCS agreement, they would install gates
115 and they would do some trail work. They took a 50 ft. section and put 4x4 rip rap with
116 landscaping cloth and covered that with rocks. The idea being that the wetland would
117 sink through the rocks to fill that wet spot on the trail. Mr. Miller noted it will still be
118 wet, but you won't sink in the mud and it will prevent erosion.

119

120 Mr. Traeger noted there is another potential Eagle Scout project there. There are some old
121 roads that need to be linked up and possible river crossings need to be created.

122

123 Mr. Butler noted the red barn and the fence could be another project. They also could use
124 a sign to identify the barn and mark the trails that run behind it.

125

126 Mr. Butler noted they should also start thinking about a forestry management plan in that
127 forest.

128

129 **Old Business**

130

131 **Discussion regarding the fire pond on Meghan Drive/Penacook Road**

132 The Commission asked Mr. Miller to review the dredge and fill permit that was
133 submitted to DES. Mr. Miller did that as well as a site inspection and he put together a
134 report of his findings. He found inaccuracies and inconsistencies in the application as
135 well as missing pieces of information. He noted the application was still under technical
136 review and they still had time to make comments. Mr. Miller reviewed his report.

137

138 *Mr. Matthew Russell – 176 Wells Village Road was present. Mr. Russell noted he is a*
139 *member of the Planning Board, but was not there on behalf of the Planning Board.*

140

141 Mr. Russell asked if it could have been a vernal pool at some point, but was changed by
142 the work that was done there. He noted he has hunted in that area for years and knows the
143 landscape very well. Mr. Miller noted the work done would not have changed it from a
144 vernal pool and it was likely mislabeled on the original plans. He noted there is evidence
145 of a stream flow so that eliminates the possibility of it being a vernal pool.

146

147 Mr. Russell gave the Board a history of the project and how the fire department got
148 involved.

149

150 Mr. Miller noted that the project does require a CUP explaining that any project requiring
151 a dredge and fill permit also requires a CUP.

152

153 Mr. Butler suggested they send a copy of Mr. Miller's report to the state.

154

155 **MOTION:** Mr. Butler made a motion to have Ms. Cairns send a digital and hardcopy of
156 Mr. Miller's findings to DES with the photographs. Mr. Traeger seconded that motion.

157

158 *Discussion:* Mr. Russell suggested that a copy be sent to all the other parties involved
159 including: Boemark Construction, the Sandown Planning Board, the Sandown Fire Chief,
160 Tiffany Lee Homes, the new owner of the property, Tim Lavelle, the Board of Selectman
161 and Keach Nordstrom.

162

163 Mr. Butler added to his motion that copies of the report be sent to Boemark Construction,
164 the Sandown Planning Board, the Sandown Fire Chief, Tiffany Lee Homes, the new
165 owner of the property, Tim Lavelle, the Board of Selectman and Keach Nordstrom. Mr.
166 Traeger seconded that.

167

168 All members voted in favor.

169

170 Mr. Miller noted that in his conclusion, when the CUP application does come before
171 them, they give a favorable letter of recommendation as long as Mr. Keach can indicate
172 that the installation of the pipe is adequate. Mr. Miller noted he has concerns about the
173 functionality of the pond. He noted the pipe wasn't very far below the surface and we've
174 had a lot of rain this year, so the pond is at its highest level. If we have drought periods, it
175 may be exposed completely. It's a small pond and because of the lack of depth to the
176 pond, it may freeze solid in the winter which would mean you can't use it at all in the
177 winter. There is no profile or detail of the pipe in the application.

178

179 Mr. Russell noted that another concern of his is that the area around the pond was never
180 stabilized and during the heavy rain there was runoff. He's worried about the pond filling
181 in, further minimizing the depth.

182

183 Mr. Miller noted the depth is so shallow that grass is now growing.

184

185 **Review of the Budget**

186 Members reviewed the budget based on year to date expenditures.

187

188 Advertising – members agreed to leave it at \$180.

189

190 Conferences – Ms. Poulin and Mr. Butler are tentatively going to a conference in
191 November so keep that at \$150.

192

193 Dues – ERLAC will be sending a bill for \$150 in the fall and the NH Association of
194 Conservation Commissions invoice comes in the fall as well. Members felt this should be
195 kept the same.

196

197 Environmental Consultant – Mr. Traeger felt like it should be bumped up. There is a lot
198 more activity on the Planning Board and Mr. Miller’s services reviewing applications
199 will be needed on a more regular basis. Members agreed an additional 15 hours should be
200 added to his budget bringing the line item to \$3,750.

201

202 Office Supplies – members agreed to leave it at \$100

203

204 Recording Secretary and Admn. Asst. – several meetings were missed due to lack of
205 quorum. Ms. Cairns is operating in more of an administrative capacity vs. a recording
206 secretary. Members agreed her hours should be increased by 15 hours as well.

207

208 Education and Awareness – Members agreed to leave that as is.

209

210 Mr. Butler noted they need to provide the Budget Committee with details on the
211 Education and Awareness line item noting how much each event will cost.

212

213 **Discussion regarding maintenance of town forest and community garden**

214 Ms. Cairns noted that the town has received several complaints about the maintenance of
215 the town forest. The grass near the picnic tables is overgrown, there is a downed pine tree
216 and there are wasp nests at the kiosk. The opening to the Odell Rd. entrance is overgrown
217 and needs to be cut back. The community garden is overgrown with weeds and looks
218 sloppy.

219

220 Mr. Genuardo offered to maintain those properties. He has staff that will be in charge of
221 the grounds in town. Members agreed to have him maintain those properties and were
222 extremely grateful for the offer noting there is a lack of manpower within the
223 Commission to do the work themselves.

224

225 **Old Business Continued**

226 Mr. Butler noted that on 4/11/13 the Commission approved purchasing Chestnut trees for
227 a cost of \$250. He was in contact with the company and they now have some in stock. He
228 would like to pre-dig the four holes and amend the soil before getting the trees. The trees
229 will be shipped with bare roots and will need to get in the ground right away. He plans to
230 consult with Mr. Burt about the best location. He needs help digging and prepping the
231 holes. Mr. Traeger noted he could help out. Mr. Carey could help with amendments.

232

233 **MOTION:** Mr. Butler made a motion to adjourn. Mr. Traeger seconded the motion. All
234 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
235 9:14 p.m.

236

237 Respectfully Submitted,



238

239 Andrea Cairns