

1 Sandown Conservation Commission
2 Minutes
3 October 24, 2013
4

5 **Date:** October 24, 2013

6 **Place:** Sandown Town Hall

7 **Members Present:** Paul Carey – Chair, Mark Traeger, Jim Devine, Andrea Cairns

8 **Members Absent:** Brian Butler-Vice Chair

9 **Selectmen Liaison:** Jim Devine: Present

10 **Environmental Consultant:** Gerry Miller: Present

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12 **Opening:** Mr. Carey opened the meeting at 7:01 p.m.
13

14 **Review of the 10/10/13 Minutes**

15 **MOTION:** Mr. Traeger made a motion to approve the 10/10/13 minutes as written. Mr.
16 Devine seconded the motion. All members voted in favor. Ms. Cairns abstained. The
17 motion passed.
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19 **Potential New Member**

20 *Joe McKinnon, Cross Road, Sandown, NH*

21 Mr. Carey asked Mr. McKinnon to give the Board his background and tell why he was
22 interested in joining the Commission. Mr. McKinnon noted he has lived in Sandown for a
23 long time. He does a lot of charity work for children in the school district. He grew up in
24 nature and enjoys all that it has to offer and is interested in historic preservation.
25

26 Mr. Carey explained what the Board does for work. He noted they have two functions:
27 the wetland permitting process through the state and town ordinance; and protecting land
28 and outreach to the public.
29

30 Mr. McKinnon noted he did a lot of building work down in Virginia and has experience
31 with development.
32

33 Mr. Traeger asked if there were any areas he would like to work on or things he would
34 like to see done. Mr. McKinnon noted there were things in the town forest that he would
35 like to see done. He showed the board photos of trash in the Fremont Road Town Forest.
36

37 Mr. Traeger explained to Mr. McKinnon that they would recommend to the Selectmen
38 that he be appointed to the Board. He noted once the Selectmen appointed him, he would
39 need to go to the Town Clerk and be sworn in and that he couldn't be a voting member
40 until that happened.
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42 **MOTION:** Mr. Traeger made a motion to recommend to the Selectmen that Mr. Joe
43 McKinnon be appointed to the Conservation Commission. Mr. Devine seconded the
44 motion. All members voted in favor. The motion passed.
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47 **Old Business**

48 ***Jimmy Beucler – Eagle Scout Project***

49 Mr. Beucler noted he has made a lot of progress and the trail is about 98% done. He just
50 needs to go in and trim some roots and do final clean up. He noted in terms of the signs,
51 CP Lumber donated 100% of the materials and they were delivered. He had a proposed
52 design he wanted to show the board. He noted it is similar in design to the one at the town
53 beach. He passed out a sketch and asked if they had any concerns.

54

55 Mr. Beucler explained it will be about 5' wide. The structure will be built using 4x4 posts
56 and the shelf will be a piece of plywood. It is nice quality finish. Mr. Carey asked if it
57 would be painted. Mr. Beucler stated it is weatherproof material and he will use stainless
58 steel materials. He just planned on keeping it natural, but he could stain it if wanted.
59 Members felt they would look at the finished product and go from there.

60

61 Mr. Beucler had a few ideas for the map. The map at the town forest is 32"x32". The
62 orientation of the trails he cut is more rectangular. The finished product will be printed on
63 plastic and will be a taller rectangle. He will determine exact dimensions when he
64 completely finishes the map. He went up to Concord to design it and he's working with a
65 map maker who has access to several different maps. He had five different styles of maps
66 to show – simple design with trails, a relief map, topographical maps and an aerial map.
67 Members reviewed the options. They agreed they liked the simpler map best. They asked
68 that he indicate that the first portion of the trail is an easement on someone's private
69 property. Putting a sign "entering town forest" along the trail when they are past the
70 easement would be helpful. Mr. Traeger has some signage that he can give him to mark
71 the boundary of the trail. Members agreed he should add a dotted line on the map
72 indicating the town forest boundary--it doesn't have to be completely accurate. There was
73 an old logging road indicated on the map that looked too similar to the trails, so Mr.
74 Beucler will make that a dotted line to differentiate it more.

75

76 Mr. Beucler noted he hopes to be finished in another month, but it depends on the printer
77 for the map. Mr. Traeger suggested they do a public hike either in December or the
78 spring.

79

80 Mr. Beucler noted the rules were originally going to be posted on the bulletin board, but
81 he has some concerns that someone could come and rip them down. Members felt they
82 should be bolted on to the plaque, even if it meant that the bulletin board had to be
83 shortened. Members left it up to him to figure out the best way to include them.

84

85 **Hersey Property Boundaries**

86 Mr. Traeger went through his old messages and he tried to pull up the bills from Tim
87 Peloquin to determine if boundaries had been set and paid for. Mr. Miller didn't feel the
88 billing included the remainder for the boundaries. Ms. Cairns will check on the invoices
89 and see how much was paid.

90

91 Mr. Miller went through the plans and there were certain items that didn't seem right to
92 him on the plans. He noted there are some items that he feels are sloppy and there are

93 some mistakes. One item in question is that the plans indicate the land which was
94 transferred to the town only came from one particular lot, but former tract lines are also
95 indicated on the plans, which suggests that the land actually came from several tracts.
96 The plans don't accurately and clearly indicate where the property really came from.

97
98 Mr. Carey suggested having Mr. Miller speak with Mr. Peloquin to hash out the details.
99 Mr. Miller noted his main concern is about title. When land is transferred, it is from one
100 title to another. If the deed only indicates that's its only from one piece, then the title is
101 incorrect. Mr. Traeger noted that was thoroughly researched. Mr. Carey noted the plans
102 should correlate with the deed. Mr. Traeger noted if there is an issue, then we could invite
103 Mr. Peloquin to a meeting. Mr. Traeger suggested having him come to the property walk
104 on Saturday so he could show the bounds. Mr. Miller noted if the bounds are not set and
105 they go out for a walk of the property, they won't know if they are on town property or
106 not.

107
108 Mr. Carey noted we want it recorded correctly and marked and bound.

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110 **MOTION:** Mr. Traeger made a motion for Mr. Miller to contact Tim Peloquin to review
111 the plans. Mr. Devine seconded the motion. All members voted in favor. The motion
112 passed.

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115 Mr. Devine questioned a driveway that was going in on Wells Village Road if they
116 needed permits. Mr. Miller noted the only time they would is if it was part of a wetland in
117 the swail.

118 _____

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120 **MOTION:** Mr. Traeger made a motion to adjourn. Mr. Devine seconded the motion. All
121 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:10 p.m.

122
123 Respectfully Submitted,



124
125 Andrea Cairns