

1                                   **Sandown Conservation Commission**  
2   **Minutes**  
3   **August 13, 2015**

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5 **Date:** August 13, 2015

6 **Place:** Sandown Town Hall

7 **Members Present:** Brian Butler – Vice Chair, Mark Traeger, Kevin Major, Tom Sands,  
8 Pam Gaudreau

9 **Members Absent:** Paul Carey – Chair, Terry Knuuttenen

10 **Selectmen’s Liaison:** Jon Goldman: Absent

11 **Environmental Consultant:** Bruce Gilday: Present

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13 **Opening:** Mr. Butler opened the meeting at 7:04 p.m.

14  
15 **Review of the 7/9/15 Minutes**

16 **MOTION:** Mr. Traeger made a motion to approve the 7/9/15 minutes as written. Mr. Major  
17 seconded the motion. Members voted in favor. Mr. Butler abstained. The motion passed.

18  
19 **Review of the 7/9/15 Non-Public Minutes**

20 **MOTION:** Mr. Traeger made a motion to approve the 7/9/15 non-public minutes as written.  
21 Ms. Gaudreau seconded the motion. Members voted in favor. Mr. Butler abstained. The  
22 motion passed.

23  
24 **Correspondence**

- 25       • Letter from local forester
- 26       • Newsletter from DES
- 27       • Annual report from RCCD
- 28       • Save the date annual meeting for NHACC

29  
30 **Tim Lavelle – Application for a Conditional Use Permit for Wells Village**  
31 **Estates. The subject property is located on Wells Village Road and**  
32 **Identified on Map 13, Lot 1.**

33 Mr. Lavelle gave background on the project. The Conditional Use Permit (CUP) is for the  
34 culvert that is replacing the proposed con-span bridge that was originally required by  
35 DES. Mr. Lavelle added that they are eliminating a large area of fill because of the  
36 changes to the emergency access road near the Bishop’s driveway. Mr. Lavelle received  
37 confirmation from the National Heritage Bureau that there were no sensitive species in  
38 the area. The Alteration of Terrain Permit does not need to be updated or reapproved.

39  
40 Mr. Lavelle noted they are proposing to replace the bridge with a plastic 48” culvert. Mr.  
41 Gilday has recommended they go with a reinforced concrete pipe, but the town engineer  
42 and road agent would prefer the plastic culvert for longevity and cost to the town for  
43 maintenance. Mr. Bruce noted he would concur with the town engineer and road agent,  
44 especially given there are no sensitive species in the area.

45

46 Mr. Lavelle noted the pipe would be laid level to the ground. The bulk of the water runs  
47 south and everything north of the road runs north. There isn't a tremendous flow of water  
48 going through the culvert. It is meant to be more for flood protection.

49  
50 Mr. Butler added that he would like the Planning Board to be aware that Mr. Gilday  
51 recommended concrete.

52  
53 Mr. Gilday noted the surface of the plastic will be smooth and won't get the same slime  
54 build-up the concrete one would get. The concern is that smaller critters wouldn't have  
55 anything to cling on to go against the force of the water. He noted since there isn't a  
56 heavy flow of water and the culvert will be very large, there isn't much to worry about.  
57 He feels longevity of the infrastructure would win out in this case.

58  
59 Mr. Traeger added that longevity is important since the town will own it.

60  
61 **MOTION:** Mr. Traeger made a motion to send a favorable letter of recommendation to  
62 the Planning Board for a Conditional Use Permit for Wells Village Estates. The subject  
63 property is located on Wells Village Road and identified on Map 13, Lot 1. Mr. Major  
64 seconded the motion.

65  
66 *Discussion:* Mr. Butler would like Mr. Gilday's report included with the letter of  
67 recommendation.

68  
69 All members voted in favor. The motion passed.

70  
71 Mr. Lavelle noted they needed to discuss the location of the parking lot at the end of the  
72 road to access the Wells Village Town Forest. He met on-site with Mr. Traeger to review  
73 locations. They found an opening on the Porter Property that would be a better location  
74 so people weren't crossing the street and walking down the road.

75  
76 Mr. Butler was in favor of having the parking lot on the same side as the town forest. The  
77 specific location they were looking at could fit six cars with room for a turnaround in the  
78 parking lot. The lot is close to the road so it could easily be policed.

79  
80 Mr. Lavelle didn't think Mr. McCarthy would mind putting the lot across the street on the  
81 Porter property. He would run the sketches by him.

82  
83 Mr. Traeger added that it would be great to also have a kiosk similar to the one on  
84 Morrison Lane. Members discussed the location for the kiosk. Mr. Lavelle will put  
85 together a sketch.

86  
87 **Old Business**

88 Mr. Traeger wrote a letter to the editor thanking St. Matthews for their clean-up effort at  
89 the Wells Village Town Forest.

90

91 Members discussed whether there should be camping in the town forest. The board felt it  
92 should be permitted with the following conditions: leave no trace, camp off the trails,  
93 keep it clean, obtain a fire permit and make police aware you are leaving your car there  
94 overnight. Mr. Major suggested inviting Chief Tapley and Chief Gordon to a meeting to  
95 discuss.

96

97 Mr. Major noted there was a home on 121A that sprayed a lot of vegetation near and  
98 around wetlands. Mr. Gilday noted a buffer around wetlands is smart so it doesn't go into  
99 the water. He would look into what the state recommends.

100

101 **MOTION:** Mr. Traeger made a motion to adjourn. Ms. Gaudreau seconded the motion.  
102 All members voted unanimously in favor. The motion passed. MEETING ADJOURNED  
103 at 7:55 p.m.

104

105 Respectfully Submitted,



106

107 Andrea Cairns