

Stratham Conservation Commission  
Meeting Minutes: Wednesday, May 9, 2012

Members present: Dan McAuliffe, Edie Barker, Tim Copeland, Pat Elwell, Bill Grace, Bob Keating, Allison Knab, Bill McCarthy

Non-members present: Gerry Cherard, Myra Citron, Lincoln Daley, Debbie Foss, Tom Gough, Brian Hart, Kevin Henry, Brad Jones, Patty Quinn, Brian Short, Roger Stephenson, applicants at 70 Winnicutt Road

The meeting was called to order at 7:01 p.m.

*Unitil*

- Patty Quinn of Unitil presented the company's plans for replacing gas pipeline starting in July. It will run from Majestic Meadows Horse Farm to Winnicutt Road.
- She estimates that 40 percent to 50 percent of the project is in wetlands. It is under DES review.
- Unitil is doing expedited permitting and expects a DES response within 1-2 weeks.
- One large vernal pool will be impacted – it may partially be in an easement area. The DES has asked Unitil to mitigate for phragmites. The project will likely be started in July, a low water time of year.
- Unitil is obligated to come back for three years to check at least 80 percent of the species return. An environmental scientist will visit weekly during the project and there will be environmental surveillance daily.
- Evan Lewis of DES will be monitoring.

*70 Winnicutt Road*

- Lincoln reviewed the proposal to create a pork chop lot on the property.
- The Planning Board has recommended shifting the house down the property.
- Abutter Tom Gough thinks the proposal maximizes the trees coming down
- Neighbor Brad Jones thinks the proposal takes out the maximum trees and will look terrible; he believes the driveway should be shifted toward the wood road
- Abutter Myra Citron noted there is a contentious back story to the proposed development and that the Spring Creek neighborhood does not want its neighborhood changed
- The applicant said she had believed she could put the driveway on Spring Creek, and did not want no-cut restrictions.
- Pat noted that allowing a driveway off of Spring Creek Lane would minimize trees removed and impermeable surface. Creating a no-cut zone and placing a conservation easement in the back of the lot were discussed.
- The CC suggested arbitration for the parties involved with the goal of putting the driveway on Spring Creek. The CC otherwise recommended shifting the road as close as possible to the woods road.

*Easement Updates*

- *Roberts Property*: Easterly Survey previously surveyed the property for a developer and is willing to sell the survey for half the original cost, or about \$2500. The sales agreement

has been executed; a home inspection should be done by May 25 and the closing is planned for June 30.

- *Jones property*: The Selectmen and Brad Jones signed an agreement on water rights. The property has already been surveyed and the survey is held by Millennium. Southeast Land Trust will discuss exclusionary boundaries with the landowner. A June 30 closing is now unlikely.
- Bill M. motioned, Dan seconded a motion for Donna to sign the MOU for the Roberts' and Jones' properties. The motion passed unanimously.

#### *Chisholm Farm Drive*

- The owner of 6 Chisholm Farm Drive, Kevin Henry, is applying to put a pool on his land that would encroach upon wetlands.
- The CC is not in favor of the proposal as it currently stands.
- The CC recommended the applicant resurvey the property to determine the current location of wetlands.

#### *Minutes*

- Bill G. motioned, Bill M. seconded a motion to accept the April 11 minutes as written. The motion passed unanimously.
- Pat motioned, Bill G. seconded a motion to accept the April 25 minutes with the addition of notes on the CC's requests for the Bunker Hill subdivision, including a restriction on pools and sheds.

#### *Other*

- Edie has spoken with Caroline Robinson's son, who liked the idea of a library section dedicated to her; Edie will speak to the daughter. A photo is still needed.
- Lincoln reminded the group of the Bunker Hill site visit scheduled for Saturday at 9 am
- A low-impact design course is being held in Bedford May 15-16.
- Pat expressed concern about subdividing the Stoddard property, which will have four wetland crossings. She plans to speak with Mike Cuomo for information on refuting the proposal.

Allison motioned, Edie seconded adjourning the meeting at 9:50 pm

The next Conservation Committee meeting will be held May 23, 2012

Respectfully submitted by Allison Knab, secretary