

Stratham Conservation Commission  
Meeting Minutes: Wednesday, March 28, 2012, Public Session

Members present: Pat Elwell, Bill Grace, Donna Jensen, Bob Keating, Allison Knab, Dan McAuliffe, Bill McCarthy

Non-members present: Kathleen Breslin, Lincoln Daley, Paul Deschaine, Michael Donohue, Debbie and Larry Foss, Nancy and Michael Hunter, Jeff Kevan, Alexis Makris, Melanie McGrail, Michael McNeil, Sharon Summers, 2 Brown Avenue resident

The meeting was called to order at 7:08 p.m.

*Bunker Hill Subdivision*

- Developer Alexis Makris led an update on the Bunker Hill subdivision. The development received a conditional use permit in early November and will be submitting a detailed subdivision design to the Planning Board on March 29<sup>th</sup>.
- Jeff Kevan of TFMoran noted that the subdivision is permitted for 76 bedrooms but is putting in 75. More than 21 acres of open space is proposed, as is: a village green area, granite trailheads, bioretention area, trails, a crosswalk to the town ball fields from the trails, 22 foot wide roads, 4 foot paved shoulders, a standing water pond in the south area for storm water, and a 20 foot buffer for properties abutting Brown Avenue.
- Brown Avenue resident Nancy Hunter expressed concern about the bio-retention area and standing water. The 12 Brown Avenue resident expressed concern about water infiltration and the possibility of wet basements.
- Malcolm McNeil, attorney for the Fosses, reviewed previous CC memos regarding the development, including the 19 lot recommendation, and asked whether the CC retains the same concerns
- The development team noted restrictions on tree removal will be in covenants
- Open space will be regulated through easements; trails and open space will be open to the public
- A Forest Management Plan has not been started; Lincoln can provide examples from other subdivisions
- The CC did not plan to write a letter concerning the updates. Lincoln noted this could be done after the plan is submitted to the PB

*Beavers at CMS*

- A site walk was held earlier in the day. Beaver activity was present on the CMS and Vineyards easements; the Vineyards will have to be notified of any action.
- Matt Tarr of Cooperative Extension attended the walk and suggested draining out sections with pipes to deter the beavers, and the use of a Massachusetts-based company "Beaver Solutions"

*Jones Property Update*

- Dan provided an update on a meeting earlier in the day involving Brad Jones, attorney Sharon Summers, Dave Canada, Paul Deschaine, Brian Hart, Edie Barker and Dan

- It was concluded there is not enough time on the option agreement to reach an accord; Pat signed a 30-day extension to the agreement
- Obtaining water for the town would involve: an 8x8 pump house, well head, underground utilities, and a dirt road to the pump house; the owner would have input on the location of the pump house and appearance
- It is already in the easement that water cannot be sold off the property
- Information is not known about the water on the property and the value is considered difficult to quantify. The selectman do not plan to pay for additional appraisals or additional value
- Paul noted that having town ownership could prevent another company from attempting to take the water.

#### *Goodrich Property*

- Language regarding water access is being worked on

#### *Roberts Property*

- The water contingency on the property has been removed because of farming/logistical issues. Some concerns remain about the requested drainage easement

#### *Other*

- Bob plans to mark the spot of the Gordon Barker Town Forest sign
- Bob motioned, Bill G. seconded a motion that Pat buy as many compost bins as needed to meet demand; all voted in favor. They will be distributed at the park on April 21<sup>st</sup>. Delivering them to the highway garage instead of the town offices was discussed
- The Southeast Land Trust is applying for accreditation with the National Land Trust Accreditation Committee and needs a comment. Bob motioned, Allison seconded a motion that Pat draft the necessary letter; all voted in favor.

#### *Officers*

- Bill M. motioned, Bob seconded a motion to make Donna chair beginning in April, Pat vice-chair, Allison secretary; all voted in favor. Committee members also received reappointments at the last Selectmen's' meeting.

#### *Minutes*

- Allison motioned, Bill M. seconded a motion to accept the March 14, 2012, public and non-public minutes with the addition of "revised" to discussion of the second Goodrich easement.

Allison motioned, Bill M. seconded adjourning the meeting at 9:26 p.m.

The next Conservation Committee meeting will be held April 11, 2012

Respectfully submitted by Allison Knab, secretary