

Conservation Commission Meeting Minutes, August 12, 2015

Present: Allison Knab, Pat Elwell, Donna Jensen, Tim Copeland; Town Planner Lincoln Daley, Town Administrator Paul Deschaine

Public Session

The public session was called to order at 7:07pm.

Review of Minutes

Pat Elwell moved, and Donna Jensen seconded a motion to accepted the July 8 meeting minutes as written. The motion passed unanimously.

Tim Copeland moved, and Donna Jensen seconded a motion to accepted the July 22 meeting minutes as written. The motion passed unanimously.

Mailbox

The Conservation Commission received two monitoring reports from the Rockingham County Conservation District. The first described the "Smith Property," an 8-acre easement that is accessed in Greenland. The report stated that property is in good condition. The second report was for a 14-acre easement on the Gun property; this easement was also in good condition.

Septic System Homeowner Education

The commission discussed education of Stratham homeowners whose septic systems are located a short distance (1000 feet) from the Great Bay, Winnicut River, and Squamscott River. This discussion was pursuant to a the NHDES expedited permit for the Frost home on Boat Club drive, where the septic system is in very close proximity to the Squamscott River, and like many other septic systems are disproportionately polluting surface waters in town.

Short Property Southeast Land Trust Easement/Gordon Barker Town Forest

Duane Hyde from the SELT has been in communication with the new landowner of the Short residence, which recently went under conservation. Seth Hickey from Stratham Recreation Department found that some of the trails had been closed off by the homeowner, because a small portion of the property is not under easement. There had also been some unauthorized use of motorized vehicles on the forest trails. The Recreation department will work with SELT to review the easement with the landowner and potentially re-route the trails as necessary, and also discuss authorized trail usage.

Rollins Farm Development

The Planning Board reviewed the new Rollins Farm residential development on August 5. The Conservation Commission reviewed the new plans and had a number of recommendations for the Planning Board, many of which were specified in the updated Stone Ridge Environmental (SRE) consultant's report dated July 31.

The commission was not in favor of a trail system on the property.

The commission was in favor of an easement but wished that it might be held by a third party (SELT) and monitored by knowledgeable professionals who would know what to look for in terms of the health of the Atlantic White Cedar Swamp forest community.

The commission was concerned that a layperson from the homeowner's association would be identified for the monitoring task.

The commission believed that the Town should have some sort of administrative executory privileges in case that the homeowner's association was not abiding by its own rules. The Town would need to institute property liens if necessary; furthermore, penalties must be stated as contingency for the Town in response to non-compliance by the homeowners association to the final/agreed upon operations and management plan.

The commission was very concerned about the use of deicing agents. The association must hire trained personnel to care for the private, pervious surface roadway. This should be stated in the associations operation and management plan.

The commission recommended individualized specialized stormwater management plans for the most sensitive lots located adjacent to the Atlantic White Cedar forest.

The commission was also concerned that these specialized plans might be lost after the original property owners have sold their homes. Each homeowner must be responsible, perhaps through individualized covenants.

Wetland delineation questions still not being addressed. We need the land owner to also validate there are no vernal pools in the wetland located adjacent to the northwest portion of the property (lots 25-28).

Pat Elwell moved and Tim Copeland seconded the motion to write a letter to the Planning Board reiterating these points. The motion passed unanimously.

PREPA and PTAT Grants

Donna Jensen and Allison Knab from the Conservation Committee will be serving on the Stratham Stormwater and Wetlands Regulations Revisions subcommittee. The committee's first meeting is August 27.

At 8:48pm Tim Copeland moved and Pat Elwell seconded a motion to adjourn the meeting. The motion passed.

The next meeting is scheduled for August 26, 2015 at 7:00pm at the Municipal Center.

Respectfully submitted, Donna Jensen, Secretary