



Town of Weare

Conservation Commission

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Conservation Commission

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Stephen Najjar, Vice Chair
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Jeff Jackson
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CONSERVATION COMMISSION – DECEMBER 2, 2013 MINUTES

Meeting called to order at 7:08 PM by Chairman Fulton.

Members present: Andy Fulton, Steve Najjar, Jeff Jackson, and Lisa Grolljahn

Guests: Allison Gillum (PLC)

I. Public Hearing regarding purchase of Phillips property with Conservation Funds

Chairman Fulton opened the public hearing at 7:08 PM. The hearing had been posted and noticed in the Union Leader. No public was in attendance. To observe posting requirements for the expenditure of Conservation Funds for the purchase of the Phillips property at Chipmunk Falls, the November 2013 Conservation Commission meeting was postponed to coincide with this hearing. Members present and Ms. Gillum discussed the project finances, project documents, and schedule for closing on Friday December 6, 2013.

Mr. Najjar motioned and Ms. Grolljahn seconded approval of purchase of the Laretta Phillips property at Chipmunk Falls (Map 401, Lot 80) for \$38K from the Town of Weare Conservation Fund. This motion reaffirms that of August 14, 2013. All voted in favor of the motion.

Mr. Najjar motioned and Mr. Jackson seconded approval of check request from the town to title attorney Mark Dunn in the amount of \$39,539.67 for the December 6th closing. The check amount includes \$1,539.67 in closing costs approved from the Conservation Fund. All voted in favor of the motion.

Mr. Najjar motioned and Ms. Grolljahn seconded approval of a \$1,500 expenditure from the Conservation Fund to cover the Piscataquog Land Conservancy's project costs for the Phillips property purchase. All voted in favor of the motion.

Mr. Fulton confirmed that he would be available and that Board of Selectmen Chairman Tom Clow said he would be available for the closing at 10 AM on Friday December 6, 2013.

Mr. Najjar motioned and Ms. Grolljahn seconded public hearing closure. All voted in favor of the motion and the hearing was closed at 7:16 PM.

II. Access Agreement with Meadowsend Timberlands Ltd.

Mr. Najjar presented a proposal from Jeremy Turner to facilitate timber extraction from a private wood lot (Map 410, Lot 8) across Bartlett Brook Town Forest land (Map 407, Lot 184; also known as the Schwamberg parcel) utilizing the log landing on said town property. The Commission discussed the merits and potential detractors of the proposal. The proposal is a temporary agreement terminating April 2015 and subject to a use fee of \$1/mbf of sawtimber harvested.

Mr. Najjar motioned and Mr. Jackson seconded authorizing Meadowsend access to the Bartlett Brook Town Forest per the written agreement provided through April 2015. In discussion, Ms. Grolljahn reiterated concern with the sight lines and safety at the location log trucks will be entering Rte. 149. The

Commission agreed that truck entering signs would be a minimum expected safety measure during timber trucking operations. All voted in favor of the motion and Mr. Fulton signed the Temporary Forestry Access Agreement including the conditions in Schedule A.

III. Concurrent Board of Selectmen Meeting

From 7:27 PM to 8:20 PM the Commission attended the Board of Selectmen Meeting in order to address the BOS Banks Schmid land purchase agenda item (Mildred Hall Trust funding). Mr. Najjar addressed the BOS upon invite for public comment, and mentioned the conditions that were attached to the Commission's funding pledge, including management of the property as conservation land, less the 20-acres to be set aside for gravel extraction and reclamation as athletic fields. BOS Chairman Clow confirmed the understanding that the existing fields are to remain in agricultural use and advocated a meeting of all of the many parties involved in order to address the expectations of each party.

IV. PLANNING BOARD:

1. Mr. Fulton presented November 6, 2013 Lot Line Adjustments: Werner (410/136) and Johnson (410/137), and Smith Trustees (105/4) and Bresslin (105/2). The two planning board items were noted without comment.
2. November 8, 2013 Variance to Article 28.9, Hargraves (103/23) noted without comment.

V. NH DES/WETLANDS BUREAU, ETC. CORRESPONDENCE:

1. October 17, 2013 Wetlands Permit 2013-02294, Standard Dredge and Fill – rock crib replacement – Mount William Pond, Frank Morris, 116 Martin Rd, 108/20 noted without comment
2. October 28, 2013 Complete Forestry Notification, Town of Weare, 407/184, Bartlett Brook TF harvest noted without comment

VI. OTHER ITEMS:

1. Mr. Fulton noted that the Breed Brook conservation land encroachment has been resolved with the abutting landowner who is a new Weare resident and who is apparently very much conservation minded, having moved to the neighborhood to enjoy a spot with nearby conservation land. The landowner removed the fence and will allow the area to naturalize. Mr. Fulton notified the Piscataquog Land Conservancy (PLC) of the fix.
2. Mr. Fulton addressed an illicit trail that Ms. Stevens and Ms. Grolljahn brought to our attention and Mr. Najjar traced with his GPS. DPW Director Tim Redmond has been contacted and has expressed willingness to help block off the entrance. The idea is to place boulders across the entrance. Mr. Najjar mentioned that a visit with Mr. Redmond will likely need to wait until spring. Mr. Najjar suggested that GPS locations will be most helpful when documenting such encroachments. Mr. Fulton mentioned that he has the Commission's GPS unit and that it is available to members as needed.
3. Mr. Fulton noted that the proposed 2014 Commission budget is the same as the 2013 budget, totaling \$1,215.
4. Mike Dahlberg provided the Commission with Bob Todd worksheet survey notes for the south boundary of Ferrin Lot 244 (noted without comment).
5. The LCIP program provided a monitoring reminder for the Kingsbury parcel (noted without comment).

6. Mr. Fulton noted that the Weare Winter Wanderers have proposed snowmobile trail improvements on Pope land at the Rte 149 crossing. A wetlands evaluation was prepared and provided for review and comment. Those present agreed that the crossing area is potentially dangerous and improvements would be a good thing. No Conservation Commission involvement was deemed necessary.
7. Mr. Fulton noted that 10/31/13 MTL invoices 1522 and 1523 will be approved for payment.
8. Mr. Fulton noted that the 2013 Commission budget has been expended. He mentioned that the Commission camera is not functioning properly and is in need of replacement should our budget allow it in the future.
9. Mr. Najjar noted that the PLC has provided an Eastman Conservation Area Town Forest Current Conditions Report for Commission review and approval. The report was prepared by PLC to correct an omission in the conservation easement establishment process.
10. Mr. Fulton discussed a recent Town Administrator initiative to revamp the town's website and information upload process. The Commission is to become responsible for the regular management of the Conservation Commission web page at the town's website. Mr. Fulton is to forward Ms. Bolton's website email to Ms. Stevens to see if she's interested in tackling the project. Mr. Jackson volunteered to look into it if Ms. Stevens can't and to assist as needed.

Mr. Najjar motioned and Mr. Jackson seconded, all voted in favor, and meeting adjourned at 8:51 PM.

Respectfully submitted,

Andrew Fulton
WCC Chair