



Town of Weare
Conservation Commission

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**Conservation
Commission**

Andrew Fulton, Chairman
Stephen Najjar, Vice Chair
Jeff Jackson
Lisa Grolljahn
William Bolton

CONSERVATION COMMISSION – January 11, 2017 FINAL MINUTES

Members present: Chairman Fulton, Vice Chair Najjar, Jeff Jackson

Guests present: Tim Ferwerda

Meeting called to order at 7:15 pm by Chairman Fulton. Chairman Fulton introduced the Board.

Minutes . Vice Chair Najjar moved to approve as amended. Mr. Jackson seconded. Motion passed. 3-0-0.

Chairman Fulton said that Lisa Grolljahn has asked to be moved to an alternate member.

Vice Chair Najjar decided to pull his motion.

I. PLANNING BOARD/LAND USE:

1) Variance to Article 28.9, impact to wetland buffer, Subdivision: Pitbull Realty Group, South Stark Highway, Map 101-92

Chairman Fulton said the plan doesn't show non-disturbed from wetlands buffer. Chairman Fulton said they are looking at an existing 10 acre lot by Daniels Lake and said Mr. Meany mentioned it is another driveway variance from the wetlands buffer. Chairman Fulton said it is a non-existing lot and said they are creating a lot that would require a variance to go through the wetlands buffer to the lot in the back. Chairman Fulton said the plan doesn't show the 25' non-disturbed wetlands buffer. Chairman Fulton said is it reasonable to make a variance to put a driveway in going through the wetlands buffer. Vice Chair Najjar said there is only a 15' setback from structures and asked why give them a variance if they can just move everything over. Vice Chair Najjar said from the property line the building should be 15' and said there would be nothing non-conforming. Vice Chair Najjar said the proximate location of the septic is there problem. Chairman Fulton said they are trying to stay away from the cemetery. Ms. Ripley read parts of the December 22, 2016 Planning Board minutes. Vice Chair Najjar said they might be pushed up against the wetlands for no reason and suggested sending a note to ZBA that they disagree with the variance since not enough due diligence with location of the cemetery. Vice Chair Najjar said it seems like they can avoid the wetlands buffer all together. Chairman Fulton said the Boards comments are a) plan should show the 25' buffer and b) proposed driveway be moved out of the wetland buffer by moving it closer to the cemetery.

2) Site Plan: Pauline Compagna, Boarding Stable, 206 Twin Bridge Rd, Map 413- 235

Chairman Fulton said this is an existing condition on a horse barn. Ms. Ripley read part of the Planning Board minutes from December 22, 2016. Chairman Fulton said it could be wetlands issues but they were not shown on the plan. Chairman Fulton read more from the Planning Board December 22, 2016 meeting minutes. Chairman Fulton said the Boards comments are the wetlands and wetlands buffers be shown on the plan.

- 3) **Site Plan Review: Thomas Tremblay, 445 South Stark Highway, Map 412-247**
Chairman Fulton read some Planning Board minutes and said it is under conditional approval. The Board had no comment.
- 4) **Lot Line Adjustment: Jack Dearborn, 148 Gould Rd. , Map 411-99 & 97**
The Board had no comment.
- 5) **Site Plan Review: Philip Romano, 1702 River Road, Map 202-103**
Chairman Fulton said this is an existing site that was used by a trucking company and said the business will be storing dump trucks, with the proposed purchasing of recycling materials and trucking it offsite. Chairman Fulton said the hours of operation are Monday thru Friday, there is no well or leach field on the site. Chairman Fulton said the main concern is going to be runoff. Chairman Fulton said the Boards reviewed the plans and comments are that future activity doesn't contribute to enhance the runoff into the river across the road wetlands, Vice Chair Najjar suggested having the wetlands or drainage on the east side shown on the map.

II. **NH DES/WETLANDS BUREAUS, ETC. CORRESPONDENCE:**

- 1) **Shoreland Impact Permit 2016-02374, Bailey, 55 Winter Rd., Map 105-13**
Chairman Fulton said the shoreland impact permit has been issued.
- 2) **Shoreland Impact Permit 2016-02538, Samenfeld, 45 Watermand Rd., Map 101, 65 & 67**
Chairman Fulton said the shoreland impact permit has been issued.
- 3) **Request for more information, Great North Property Management, Collins Landing Rd., Map 401-4**
Chairman Fulton said the deal on the north end of Horace Lake is not quite settled. Chairman Fulton said the Land Management Bureau is requesting more information.
- 4) **Wetlands Program Permit Application, file 2016-03355, River Road, Map 412**
Vice Chair Najjar said this is the pole replacement.

III. **TRAILS PLANNING RFP RESPONSES:**

- 1) Vice Chair Najjar said they can eliminate 1 RFP since it looks more like a job application. The Board agreed.
- 2) Vice Chair Najjar said they received the following: Kay-Linn from Boulder, Colorado, OBP Trailworks, LLC from Turner, Maine, Michael A. Lambert from Henniker, NH and Cinuosity from Moseville, VT.

Chairman Fulton read what the RFP requirements were. Mr. Jackson suggested taking the time to look at them, make notes and discuss them at the next meeting.

The Board briefly talked about the various RFPs. The Board decided to look at OBP and Cinuosity before the next meeting. The Board decided to discuss this at the next meeting.

IV. OTHER ITEMS:

- 1) **Art Siciliano – Dredge & Fill expedited application – Woodland Drive** - Tim Ferwerda said he is a wetlands scientist from Meridian Land Services. Mr. Ferwerda said the lot is at the very end of Woodland Drive, Map 402, Lot 58 and said the wetland impact is 238 sq. ft. Mr. Ferwerda said he was before the Zoning Board last week to get a variance for the buffer infringement and said it was granted last Tuesday. Chairman Fulton read the letter from ZBA regarding the variance, %ou are hereby notified that on January 3, 2017 the ZBA Board acted upon a request from Philip Holmes, Woodland Drive for a variance to 28.9, impact on a wetland buffer. The motion for the variance was granted. The variance will expire, unless exercise, on January 3, 2019.+ Chairman Fulton asked if a culvert was required and Mr. Fewerda said there is already a culvert there and said there is no running outlet to that area. Chairman Fulton asked how much fill would be required for the driveway and Mr. Ferwerda said about 3 . 3 ½ feet at its highest point of fill. Vice Chair Najjar asked how come on question 2.2 on wetlands, it is checked no, and said it should be definitely yes. Mr. Ferwerda said they are not directly impacting the vernal pool, but it is probably a secondary impact. Mr. Ferwerda said he has not seen it with water in it. Chairman Fulton asked if this was the last lot in the subdivision to be built out and Mr. Ferwerda said he believes so. Chairman Fulton asked if the driveway would affect the venereal pool and Mr. Ferwerda said he couldn't say there wouldn't be a little impact. Chairman Fulton asked about tree removal in the wetlands and Mr. Ferwerda said there would be not but there would be a little in the wetlands and said there would be some in the buffer. Chairman Fulton asked about the silk fence and if the should stay in place or be removed and Mr. Ferwerda said once things are settled they should be removed. Vice Chair Najjar made a motion to sign the application. Mr. Jackson seconded. Motion passed. 3-0-0.
- 2) Chairman Fulton said the unrestricted GRA TD Bank balance is \$650.61.
- 3) Chairman Fulton said the ESRI invoice of \$400.00 is to come out of the 2017 budget.
- 4) Vice Chair Najjar said the MTL(Meadowsend Timberlands) invoice #1-1763 for \$150.00 (3rd quarter meeting) and invoice #1-1781 for \$400.00 for pollinator project, both to come out of the town forest budget.
- 5) Chairman Fulton said they received a letter from SPNHF regarding Collins Ledge/Lake Horace Development Corp. easement monitoring duty. Chairman Fulton said the letter states we still do accept them by paper but they would like us to use the online feature.
- 6) Chairman Fulton said they received reports on last year's activities for Purrington and Brown easements. Chairman Fulton said for Brown there were no issues observed and no compliance issues. Chairman Fulton said for Purrington there were no issues observed and no compliance issues.
- 7) **Town Forest Warrant Articles** . Chairman Fulton said he didn't specifically talk with Mrs. Bolton about the warrant articles. Chairman Fulton said he thinks next week the Board of Selectmen are going over them.
- 8) **Annual Report** . Chairman Fulton said he is trying to get this done by next week.
- 9) **LCIP** . Chairman Fulton said Steve Walker is available to help with LCIP monitoring. Vice Chair Najjar said he email Mr. Walker the one from Alex. Vice Chair Najjar will send an email to Tom Carr.

10) Christine Nase email – Ferrin Pond trails reports . Chairman Fulton said the email stated she picked up the place and said she noticed the sign was falling apart.

11) Southern NH Planning Commission . Chairman Fulton said he received an email from Mrs. Bolton from Southern NH Planning Commission reminding us they are there to help.

V. **ADJOURNMENT**

Mr. Jackson motioned to adjourn at 10:21 pm. steve seconded. Motion passed. 3-0-0.

Respectfully submitted,

Tina Ripley
Minute Taker