



Town of Weare
Conservation Commission
15 Flanders Memorial Road
Weare, NH 03281
Fax: (603) 529-4554
Email: conservation@weare.nh.gov
Website: www.weare.nh.gov

**Conservation
Commission**

Andrew Fulton, Chairman
Stephen Najjar, Vice Chair
Jeff Jackson
Bill Bolton

CONSERVATION COMMISSION

MAY 10, 2017 FINAL Minutes

Andy Fulton Chairman, Steve Najjar and Bill Bolton

Minute Taker: Jennifer Scoledge

Guests: Art Siciliano, Jon Clark & Dean Gibson

Mr. Fulton called to order at 7:12pm

I. PLANNING BOARD/LAND USE:

1. 4/25/17 Subdivision, Gibson and East Coast Industrial Properties, 410/57

- Art Siciliano submitted plans for Perkins Pond, approximately 38 vacant acres. Proposal is to subdivide into 4 lots. 3 lots with 250 feet of frontage and 1 with 71.29 feet of frontage which would be 11.8 acres and the other three being 8 acres, 8.15 acres and 10 acres. Wetlands have been flagged on the map and there are some dry lands behind the wetlands that abuts town land behind that. Mr. Fulton asked if this can be done with no wetlands impact and Art agreed. Reviewed plans provided by Art. Jon Clark & Dean Gibson both have said they have been on the land and there were no cellar holes. Perkins Pond is a Class 5 paved road. Mr. Najjar looked up on the state website regarding the buffer. 100 foot buffer. General rise at the back of the land. Concern regarding the back of the property with the wetlands, but the property goes up after the wetlands, not down into the wetlands. There is a vacant lot immediately behind this lot, approximately 18 acres. What is the limit of the prime wetlands? Art will take a look at the website and notes that there needs to be a 100 foot buffer. Some of lot 57/3 is within the prime wetlands buffer. State law RSA 482-A:15 that applies along with the environmental rules. Rules E&V-WT rule# 704 stipulates how the department issues a permit. Art needs to check in with DES. Needs to describe methodology used for each wetland. Mr. Fulton reviewed laws. Art said they don't know what the use will be of the lands. He is simply subdividing and selling.
- Recommend to the planning board regarding the 100 foot buffer to be shown on the plans for

the prime wetlands. Designate on the plan that there is no reason to go near the wetlands. DES needs to be notified when development is anticipated. Art will find out if there is a permit process. Mr. Fulton will make a note to Craig and Chip to make sure what goes forward is not going to get someone in trouble when they eventually act on it. Brook flows towards the West. Mr. Najjar said no wetland permits needed.

-

2. 5/2/17 LLA: Merrill, 411/122 and 122-2, 204 and 206 Dustin Tavern Rd.

- WCC reviewed plans prepared by Art. **No comment to the Planning Board.**

3. 5/2/17 LLA: Ferrante, 402/31&32, Pine Hill Rd.

- WCC Reviewed plans. **No comment to the Planning Board**

4. 5/2/17 site plan review, HKW properties, 55 N Stark Highway, 203/26

- Commerical use in a village district. WCC reviewed plans. Site plan created by GSI.
- 1. What is the purpose of the site plan?
- 2. What is the jurisdiction of the wetlands arrived at?
- 3. Who delineated the wetlands?
- 4. Show 25 foot wetland buffer and 50 foot wetland setback.

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

1. Permit by Notification, 68 Woodfern Rd

- WCC reviewed proposal for current Gazebo to be turned into a Gazebo with a sauna attached. #12 of application needs conservation commission's signature, however past the 25 day deadline. Greywater discussion. Reviewed the Purpose by Notification on the website for further explanation of what this means. Mr. Fulton is going to run this by someone at his place of employment. Otherwise this is just an FYI to the WCC.

III. OTHER ITEMS:

1. Land offers

- Property abutting Eastman - Mr. Najjar spoke with Mike, not sure what their intentions are, no real desire to do a bargain sale. Mr. Najjar will talk more with Mike about them wanting to keep some acreage w/ the house and what they want to do. Reviewed the 20 acres(\$57k) that are for sale along

Abajiah Bridge via Google Earth. May be something to consider, price is in range. Appears to have been heavily logged. Mr. Najjar left a message for Ian McSweeney to see if they had any interest.

- Mr. Fulton spoke about being contacted regarding Chip Munk Falls - 2 lots 5 acres and 24 acres.
2. **Invoice Barry Conservation Camp** - Mr. Fulton will be processing this invoice from one of the applicants. Waiting to hear on the other applicant.
 3. **Trails planning kickoff meeting scheduling - June 7th**, Public forum
 - There is a list of members on the WCC website of who is on the Trails subcommittee. Mr. Fulton will discuss with Naomi of who is representing the Trails Subcommittee. Mr. Fulton will request a copy of the volunteer forms. Mr. Najjar is requesting the subcommittee meetings be taken off the Town calendar. Those that are interested in being on the subcommittee should plan on attending the Trails planning kickoff. Dick Butt and Jon Lawton had shown interest at one point. Mr. Bolton suggested to run it by the Selectmen.
 4. **Ferrin Pond Town Forest harvest planning**
 - Mr. Najjar and Mr. Fulton met with Jeremy out at Ferrin Pond, need to clear the bridge/span. Beavers have dammed it up. Jeremy will talk with Benji about it. Walked up the road to public waters. Jeremy considering options for harvesting regarding exiting in different directions to not have to go over Ferrin Brook. Harvest is being coordinated with the PLC and will be harvested at the same time. Probably going to open up the landing where the parking is. Talked about restoring Fish and Game access for stalking so a conservation officer can stalk the pond. General timeline talked about Winter harvest activities.
 5. **Banks conservation land** - Remaining property owned by the Banks family, gives the illusion that people are trespassing. Mr. Najjar needs to research more and possibly put a sign that states ~~%~~Public Right of Way+. Most of the fields are town owned. Reviewed map. Crushing operation, there is a requirement that it should be posted as ~~%~~Federal Mining Operation+. The town should have the mining site number. Ask Jeremy how much it would cost to Blaze the property?

Need to communicate -

- what are the federal mining laws?
- where is the public supposed to go?

- they have a no trespassing sign up
- we still need to blaze

6. Derelict structures on conservation lands

- Shacks in the woods, an old camper and station wagon in the woods. Mr. Najjar to contact Steve Columbo in regards to the email to WCC asking if they are interested in buying land mentioned above regarding Chip Munk Falls under %land offers+. Mr. Fulton spoke about using some funds to clear up old lots. Spoke about items building up at Chip Munk Falls, possibly burning as it will take another decade before it naturally %goes away+. Mr. Najjar will visit Chip Munk Falls.

7. Eastman Conservation Area Town Forest Eagle Scout project – Eamon Scott

- Mr. Bolton met with Eamon and his dad. Same as the kiosk at the Wood Family Forest. Located at the big rock by Pine Hill Rd. A few feet past the big rock. Mr. Bolton took pictures and will forward to Mr. Fulton. Mr. Bolton signed Eamon's paperwork.

8. Wood Family Forest gate

- The gate is back as good as Mr. Bolton could get it. They reinforced it in the center and yellow was the consensus of the color. Mr. Bolton will take care of this. Took care of the tree over the kiosk as well.
- Mr. Najjar made motion to allocate \$300.00 from the conservation account and Mr. Bolton seconded to brush hog behind the Wood Family kiosk. 3-0-0.

Mr. Najjar made a motion to adjourn at 9:07pm and Mr. Bolton seconded.