



**Town of Weare**  
**Conservation Commission**  
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**Conservation  
Commission**

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

**CONSERVATION COMMISSION**

**JULY 12, 2017 DRAFT Minutes**

**Andy Fulton Chairman, Steve Najjar, Jeff Jackson and Bill Bolton**

**Minute Taker: Jennifer Scoledge**

**Mr. Fulton called to order at 7:08pm**

**I. PLANNING BOARD/LAND USE:**

- 1. 5/30/17 LLA Robert St. Onge. 18 Rockland Road 202/72&73 - Reviewed and noted without comment to the Planning Board**

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

- 1. 5/5/17 Letters to DES from Bedford Design re: Cold Springs RV Service wetland crossing plan - No comment to the Planning Board**
- 2. 5/8/17 Wetlands and Non-Site Specific Permit 2017-0084148 Colby Road, 1, 169 sf dredge & fill - No comment to the Planning Board**
- 3. 5/11/17 Application Returned due to Missing Information, re: 5/11/17 Standard Dredge & Fill application - Twin Bridge Road 110/70, missing application form with Town Clerk signature - No comment to the Planning Board**
- 4. 5/22/17 Wetlands and Non-Site Specific Permit 2016-02453 Lake Horace, Collins Landing beach work including restoration and after the fact sand placement - No comment to the Planning Board**
- 5. Wetlands Permit by Notification, Army Corps, Everett Lake repairs of Choate Brook Bridge, Old East Weare Road - No comment to the Planning Board**
- 6. May 2017 Minimum Impact Wetland Permit Application, 110/70, GM Investment Partners, LLP, culvert to access single family home site - No comment to the Planning Board**
- 7. July 10th LLA William E Russell 682 N Stark Hwy - Russell Equipment Map 402 Lot 7.2 & 7.3 for the July 27th Planning Board Meeting - Reviewed and no comment to the Planning Board**

**III. OTHER ITEMS:**

### **1. Property purchase public hearing - landlocked lots in vicinity of Chipmunk Falls**

Prospective purchase of approximately 29 from Steve Columbo and Associates. This was mentioned to Board of Selectmen and public notice was posted in the appropriate areas. No public in attendance at tonight's meeting to discuss. Mr. Najjar looked for assistance with the purchase and sales and the assessed value. Mr. Najjar stated that both are on tax map 401 lot 81 and is approximately 5.79 acres and estimated to be worth approximately \$9,100.00 and map 401 Lot 79 is 24.91 acres and is assessed at \$37,000.00. Accumulative cost is \$46,100.00, just a fraction under 30 acres which breaks down to be just about \$1,536.00 per acre. Mr. Najjar states is pretty fair considering it's land with some access. For the purpose of this public hearing, leave it open ended either us conservation or town forest account Appropriation for the town forest account which is over \$100k. WCC account balance has over \$130,000.00. Mr Najjar recommends using the WCC account to purchase this and use the Town Forest account for something bigger. This will protect the entire Falls. There are 4 immediate lots there. No other lots are designated as Town Forest. Mr. Bolton and Mr. Najjar had a discussion on what the restrictions would be on it. Mr. Najjar states there should be a discussion regarding this. At the current time, there are no easements on the property. Boundary work may be wise using the Town Forester. For the record there are no restrictions for motorized vehicles.

#### **Public Hearing closed at 7:53pm**

- a. Mr. Najjar made a motion that Mr. Fulton or himself are authorized to sign on behalf of the WCC the purchase and sales agreement or and/or closing documents for an overall cost out of the WCC fund \$46,100.00 for purchase price, closing cost not to exceed \$4,000.00(include purchase and sale, title search, title insurance. Part of the \$46,100.00 includes an initial deposit of \$2000.00 on the purchase and sales agreement for a total of \$50,100.00 coming out of WCC fund. Mr. Bolton second 4-0-0
- b. Mr. Najjar will get in touch with Sharon at Title Pro to write up the purchase and sales agreement.

### **2. 5/30/17 MTL invoice 1-1813 \$900**

### **3. 10/3/16 NHACC dues \$363**

### **4. Ciampi Fund balance \$651.18**

**5. Lock at Poor Farm** -Mr. Najjar spoke w/ Paul at the transfer station. It was ok for the lock to be on there, however it's no longer there. It was there after the harvest, but then removed. Jeremy has put a lock back on. If the lock gets cut again, need to figure out another way to reinforce it.

**6. Sinuosity trails work status** - Spoke briefly about the June 7th special meeting. Plans are to go out and do assessments over the next couple of months to see what trails exist.

**7. June 19 BOS meeting** - Jeremy Turner, Mr. Fulton and Mr. Najjar attended the Board of Selectmen

meeting on 6/19/2017. Questions regarding the Forestry practices and Town Forest. Substantial discussion and the BOS minutes reflected the discussion fairly accurately. DPW director was supportive. WCC is going to make more efforts to make direct invites on the quarterly Town Forestry reports. It was recommended that if people do not understand something, it was suggested that people come to a meeting where it is being discussed. Mr. Jackson made a comment about the great job that was done with the lot clearing on Perkins Pond and wondered why Poor Farm couldn't have been done the same way.

- 8. Bids have been put in for the Ferrin Pond project.** WCC has chosen DH Hardwick to complete the project this fall. Agreement will be sent to be reviewed and signed
- 9.** Mr. Fulton to email Jeremy Turner to look into the status of the membership of the WCC with NH Timberlands Association. This is ok to come out of the Town Forest maintenance allotment for the year.
- 10.** Mr. Najjar made a motion to approve the June 7th minutes and move to FINAL status and Mr. Bolton seconded 3-0-1
- 11.** Mr. Najjar made a motion to approve the April & May minutes and move them to FINAL status and Mr. Jackson seconded 4-0-0
- 12.** Mr. Najjar made a motion to approve the February minutes and move them to FINAL status and Mr. Jackson seconded to Final 3-0-1

Mr. Bolton made a motion to adjourn at 8:23pm and Mr. Jackson seconded. 4-0-0