



Town of Weare Conservation Commission

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Conservation Commission

Andy Fulton, Chairman
Stephen Najjar, Vice Chairman
George Malette
Michael Dahlberg, Secretary
Wendy Stevens, Alternate

FINAL MINUTES December 14, 2011

Members Present: Andy Fulton, Steve Najjar, Mike Dahlberg, George Malette, Wendy Stevens

Guests: Ian McSweeney of the Russell Foundation, Tom Carr, CWS & Jay Heavesides, P.E. of Meridian Land Services and Derek Serach of the Piscataquog Land Conservancy

Open Meeting: 7:04 p.m.

Mountain road Crossings – Meridian Land Services, Inc.

Tom Carr and Jay Heavesides appeared before the WCC to discuss Construction Project Management Services that Meridian Land Services (MLS) for two wetlands crossings, one on Mountain Road and the other on Eben Page road.

Tom Carr made a brief opening statement and introduced Jay Heavesides to the WCC. Jay then spoke to the WCC about the proposed wetlands crossings on Mountain Road and the potential scope of services that MLS would provide to the WCC. Discussion was had about the required level of involvement by the Town and MLS Steve Najjar inquired about dewatering during the construction phase. Jay spoke of dewatering being written into the construction specifications that the contractor would have to follow those specifications.

Andy summed up the scope of MLS proposed estimate for construction plans and construction management services. Steve inquired about a bid package for both crossings combined or should they be separated.

Jay Heavesides spoke of potential scheduling or construction bidding, cost estimates and pros and cons of combined bids and separate bids. Tom Carr offered to rewrite the proposal taking into consideration the discussion. Andy Fulton told Tom & Jay that the WCC would discuss the matter and get back to them.

Discussion was had amongst the members about rewriting the initial proposal that MLS had submitted.

Mike Dahlberg made a motion to have MLS rewrite the estimate to include the Buxton Brook Crossing on Mountain Road and the Ferrin Brook Stream Bed Restoration, the estimate would exclude the Eben Page Road Crossing. George Malette seconded the motion. All voted in favor.

PLC-Oliphant/Chevy Hill Conservation Easement

Derek Serach appeared before the WCC to discuss the final proposed Conservation Easement (C.E.) on the Oliphant/Chevy Hill Land. Derek reiterated the budget items. After some discussion about the budget for the project a motion was made by Steve Najjar and Seconded by George Malette for the WCC to contribute an amount not to exceed \$6,175.00 towards the project. All voted in favor. Discussion was had about who would be reviewing the C.E. document, who will be signing the document and is a public hearing required to approve the final document. It was agreed that Atty Laura Spector should review the

C.E. for the WCC. Ian McSweeney of the Russell Foundation spoke about potential issues in finalizing the C.E. such as timing and recording etc. It was agreed the PLC would finish their baseline work on the property, finalize a legal description to be inserted into the C.E. document and completing a title search.

Steve Najjar spoke of the language contained within a previously approved warrant article authorizing the WCC the power to grant Conservation Easements on Town owned lands. Steve said he would research the actual article and provide the WCC with the actual warrant article. Steve then inquired if the lot line between the parcels had been discontinued. It is believed that this had not yet been accomplished but that a Voluntary Merger could be executed and the Planning Board would have to approve it.

Ian McSweeney of the Russell Foundation

Ian McSweeney appeared before the WCC to discuss several projects that he has in the works and would like input from the WCC and to inquire if the WCC would like to participate financially in some of the projects. The first project is the McLane Property on Route 149 being Map 407 Lot 172 containing 74.37 acres. This parcel is being purchased by the New England Forestry Foundation. A C.E. will be placed on the property. The WCC felt that no participation in this project was necessary. The next project Ian spoke of is the Purrinton Project on Quaker Street. Ian stated that SPNHF is taking the lead on that project and that the survey was nearly complete, the appraisal is almost complete and it is looking like a 2012 closing is likely. The third project is the Chuck Bolton C.E. on East Road. Ian stated that this project is also being taken care of by SPNHF and that the project would be completed in the very near future. The fourth project requires a non public hearing pursuant to RSA 91-A 3d. George Malette motioned to go into a non-public session pursuant to RSA 91-A 3d. Mike Seconded the motion. By Roll Call vote all voted in favor at 8:37 p.m. the WCC then went into a Non-Public Session. The Non-Public session ended at 9:34 p.m. George Malette motioned to seal and restrict the Non-Public Session Minutes. Mike Seconded the motion. By Roll Call Vote all voted in favor to seal and restrict the minutes of the Non-Public Session.

Discussion was then had about a financial commitment for the fourth project. Mike recused himself. George Malette made a motion to encumber \$20,000 from the Conservation Fund subject to availability of funds after the Mountain Road stream crossing issues are taken care of. Wendy Stevens seconded the motion. Discussion was had regarding the motion. Ian inquired if the \$20,000 commitment was final or could he come back in the future and request additional funding from the WCC for the project. It was noted that Ian could certainly come before the WCC and request additional funding in the future. Andy, Steve, George and Wendy voted in favor. Mike abstained.

Other Items

Forestry Services Agreement

Steve presented the WCC the Forestry Services Agreement from Meadowsend Timberlands (MSL) dated 12-05-2011. Discussion was had regarding the agreement. Steve Najjar motioned that the WCC accept the agreement in the amount of \$6,760, the funds being encumbered from last years warrant article and if there are not sufficient funds remaining from that warrant article the overage would be taken from the Conservation Fund. George Malette seconded the motion all voted in favor.

Town Forest Items

Steve Najjar requested that a Warrant Article for \$10,000 for Town Forester Work be submitted to the Selectmen to be included in the upcoming Town Warrant. George Malette seconded the motion. Discussion was then had regarding the article it was then noted by Steve that a second Warrant Article should be requested authorizing the establishment as a Town Forest on Map 411 Lot 160.1 known as the Wood Family Forest containing 208 acres +/- as recorded in the Hillsborough County Registry of Deeds in Book 7264 page 2587 pursuant to RSA 31:110, RSA 31:113 and RSA 31:112 II. Steve amended his motion to include the second warrant article. George re-seconded the motion. There was further discussion to include in the second warrant article a second parcel known as the Tobey Hill Land being Map 407 Lot 14 being 52.3 Acres recorded in the Hillsborough County Registry of Deeds in Book 7076 page 0003. Steve again amended his motion, George the re-re-seconded the motion. All voted in favor. Andy will send an e-mail to Naomi Bolton, Town Administrator requesting that the proposed Warrant Articles be added to the upcoming Town Warrant.

Poor Farm forestry Management Plans

The town of Weare Heritage Commission would like the FMP to include a provision for a 25 foot buffer to be maintained around cellar holes on the property.

Proposed Signage

Wendy Stevens presented several sign designs that could be posted on Town Property that would discourage inappropriate activities. It was agreed that the sign that Wendy designed will be used. Wendy will coordinate the order with the sign company after Andy gets approval from the selectmen/town administrator to encumber the funds.

Motion to Adjourn

George Malette made the motion to adjourn at 10:42 p.m. Steve Najjar seconded the motion. All voted in favor.