



*Town of Weare*  
*Conservation Commission*

15 Flanders Memorial Road

Weare, NH 03281

Fax: (603) 529-4554

Email: [conservation@weare.nh.gov](mailto:conservation@weare.nh.gov)

Website: [www.weare.nh.gov](http://www.weare.nh.gov)

**Conservation Commission**

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

**CONSERVATION COMMISSION – May 13, 2015 draft MINUTES**

Meeting called to order at 7:19 PM by Chairman Fulton.

Members present: Andy Fulton, Steve Najjar, Lisa Grolljahn, and Bill Bolton

Guests: Tom Jones (PLC), Dennis Pelletier (59 Eleanor Way), Jeremy Turner (Town Forester, MTL/TEMCO), Art Siciliano (surveyor), Bruce Fillmore (builder), Dave Ward (Trails Committee)

**I. PLANNING BOARD:**

1. Mr. Fulton presented a May 8, 2015 Lot Line Adjustment proposed by David and Stephen Bouchard (410-85 & 85.1). The item was noted without comment.
2. Mr. Fulton noted that the commission has received copy of a High Rock quitclaim deed (Book 8746/Page 2192) dated April 28, 2015. The deed conveys two open space lots to the town (totaling approximately 30 acres), created during the design of the open space cluster development off Daniels Road, show on Plan #36637, approved by the Planning Board (PB) December 9, 2009. The deed was provided with the cooperation of the PB as an outgrowth of Mr. Najjar's easement accounting work of the prior winter.

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

1. Art Siciliano presented a minimum expedited wetlands permit application for a Bartlett Drive dredge and fill of 85 sq. ft. of forested wetland for installation of an 18" x 24' HDPE culvert for driveway access to a single family residential lot (Lot 155.3). The property is owned by Chris Bolton. Bruce Fillmore is the prospective site builder. After review and discussion of the application, Lisa Grolljahn **motioned** and Bill Bolton seconded the motion to authorize the chair to sign the permit application on behalf of the commission pending ZBA wetlands buffer variance approval. Mr. Fulton called the motion, Misters. Bolton and Fulton and Ms. Grolljahn voted in favor, and Mr. Najjar voted against. The **motion passed**.

**III. OTHER ITEMS:**

1. Dennis Peletier of 59 Eleanor Way attended to discuss boundary concerns at his Brookshire subdivision lot 197.26. Jennifer Peletier had previously contacted the CC after receiving boundary infraction notification correspondence from our agent. Mr. Peletier is an environmental consultant who works in the GIS realm. He was concerned that his property boundary with the subdivision open space was not accurately represented at the time he purchased the property and he doesn't want to see a boundary reclamation resolution that diminishes the value of his property. He no longer maintains his lawn onto the conservation land but is concerned that grubs now thrive on property where he cannot treat them and that it looks pretty bad and makes it look like he is not conscientiously maintaining his property. The Peletier's sprinkler system is also part on town land. The commission noted Mr. Peletier's concerns and told him that while his input is welcome, he should stay tuned for further developments while we work towards better boundary demarcation and naturalization of the open space conservation land. Since notification, he has refrained from further activity on the town land.

A wider discussion of the Brookshire boundary infringements ensued. Exactly how best to delineate the boundary where the land had been cleared was not obvious. Boundary plantings, stakes and signs, and stone placements were discussed as options. Town Forester Jeremy Turner of MTL/TEMCO agreed to research the issue and to propose a solution. Mr. Najjar **motioned** and Mr. Bolton seconded the motion to approve expenditure of up to \$2,000 from the Conservation Fund (pending legal opinion regarding lot line adjustment potential) for Mr. Turner to undertake lawn encroachment conservation land boundary marking at Brookshire at his \$60/hour hourly rate, per MTL's general services forestry services agreement (FSA) with the CC. During motion discussion Mr. Bolton suggested that it would be an option for homeowners to fence to the boundary at no cost to the town if they don't like the boundary marking approach the commission and town forester come up with. Mr. Fulton called the motion, all voted in favor, and the **motion passed**.

2. Mr. Turner presented his spring town forest management progress report. The report noted that the Poor Farm timber harvest was nearly complete and presented harvest detail by harvest volume and stumpage. High Tech Harvesting undertook the work. Boundary blazes should be painted by July at the Woods Family Forest and Brookshire East (conservation subdivision open space). Upcoming timber harvests include the Jewett lots and Chevy Hill. The Eastman Conservation Area Town Forest (ECATF) field reclamation project was also completed since last report in 2014. The Toby Hill forest management plan is scheduled for completion in winter 2015/2016 with field components (boundary verification and blazing) to be undertaken summer 2015. Mr. Turner proposed two gates for Poor Farm. He also noted that the Poor Farm timber harvest tour with Piscataquog Land Conservancy (PLC) was a great success with approximately 50 attendees. Mr. Turner also mentioned that the existing town forest sign at Felch Farm is deteriorating and new signage for all of the town forests would be a significant improvement. Mr. Najjar **motioned** and Ms. Grolljahn seconded the motion to extend the Chevy Hill and Jewett Lots FSAs through August 2017 and to authorize either Mr. Najjar or Mr. Fulton to sign. All voted in favor and the **motion passed**. Mr. Najjar **motioned** and Ms. Grolljahn seconded the motion to approve FSAs for the Toby Hill (\$3,150) forest management planning and for the annual general forestry services and maintenance agreement to include \$4,000 for Poor Farm gates and covering forester attendance at three meetings. All voted in favor and the **motion passed**.
3. Dave Ward discussed a BSA scout project proposal that had been brought before the Trails Subcommittee. Eamon Scott is interested in trails mapping, trash cleanup, and trails marking, and potentially kiosk building at ECATF. In order to proceed, Mr. Scott needs permission from the beneficiary, the CC. Mr. Najjar expressed concern about being in the dark on Trails Committee issues/planning and interest in seeing subcommittee meeting agenda. Mr. Fulton noted that previously scouts had presented proposals to the CC and that he found the in-person presentation valuable and beneficial. Mr. Ward forwarded the Eagle Project proposal paperwork to Mr. Fulton on behalf of Mr. Scott. Mr. Fulton noted that the proposal included building an informational kiosk with the location to be determined and assembling best management practices for trails maintenance. Mr. Najjar expressed concern that during any property cleanup discretion between what is trash and what is artifact needs to be assured; otherwise cultural resources may be unknowingly destroyed. Ms. Grolljahn **motioned** and Mr. Najjar seconded the motion to authorize the chair to sign for the beneficiary Mr. Scott's Eagle Scout project proposal revised to reflect elimination of the property clean-up aspect. All voted in favor and the **motion passed**. Mr. Najjar mentioned that the PLC should be notified of the project since they hold the conservation easement on the property and that Mr. Scott should coordinate with the Mildred Hall Trust regarding potential kiosk locations.

Mr. Ward noted that ATVs are using the old RR corridor to traverse the ECATF property. He proposed a livestock style gate to limit such usage. Mr. Najjar interjected that we don't own the old rail bed and can't gate it. We may want to consider side gating if the rail bed is used as an illicit ATV access way. Elsewhere in the ECATF there has been some flagging of proposed trails and the Trails Committee is

considering what is needed for trail improvements, particularly what's needed to better be able to groom trails next snow season.

Mr. Ward passed along some observations from the Wood Family Forest. There's been pickup truck activity; and some oil dumping at the kiosk, probably less than 5 gallons. The new gate is now locked. Regarding dumping, there was a question about the drums under power lines to the left of the access road into the Ferrin Pond parking area. Mr. Fulton reported that DES Spill Response group had made some contacts and apparently resolved the issue. Mr. Ward noted that he would like a response to the November 2014 ECATF trails development proposal he'd authored. The concept of a work session with the Trails Subcommittee was mentioned without action.

4. Tom Jones, the PLC land agent, presented to the commission regarding support for an easement on a Martin Family Trust property (51.7-acre map 408/lot 44.1 off Mt. Dearborn Road). The proposed easement property abuts several other conserved properties. Mr. Jones requested CC support and presented a five page written request for funding; including project description, budget, and location and detail property plans. Mr. Jones mentioned that the easement will stipulate that there will be no motorized wheeled vehicle use permitted. Most of the requisite funds have been pledged from or are anticipated from the Mildred Hall Trust and Emma Sawyer Trust but there remains a budget gap of \$3,500. Based on the strength of the proposal and presentation Mr. Najjar **motioned** and Ms. Grolljahn seconded the motion for a CC pledge of \$3,500 from the Conservation Fund toward the Martin Family Trust property conservation easement purchase with the caveat that the property remains open to public access (hunting and passive recreation) and confirmation that snowmobiles are allowed. All voted in favor and the **motion passed**.
5. Other agenda items noted without comment included discussion of open space development issues, Wolfcreek update, Banks discussion, and Todd Land Use Consultants \$200 invoice for April meeting attendance.

Ms. Grolljahn motioned and Mr. Najjar seconded, all voted in favor, and meeting adjourned at 10:08 PM.

Respectfully submitted,

Andrew Fulton (WCC Chair)