



## *Town of Weare Conservation Commission*

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### Conservation Commission

Andrew Fulton, Chairman  
Stephen Najjar, Vice Chair  
William Bolton  
Sherry Burdick  
Lori Davis  
Michael Camacho

Lisa Purington-Grolljahn, Alt.

### **CONSERVATION COMMISSION – November 13, 2019 MINUTES**

Meeting called to order at 7:02 PM by Chairman Fulton

Members present: Andy Fulton, Steve Najjar, Bill Bolton, Sherry Burdick, Lori Davis, Mike Camacho

Guests: Neil Semple

#### **I. DISCUSSION**

##### **A. Opening:**

Mr. Najjar indicated that warrant articles need a response.

Mr. Najjar asked if a bill for the mowing that occurred at the Eastman Conservation Area field in North Weare village has been received or paid. Mr. Fulton stated he would check with Beth Rouse.

##### **B. Neil Semple**

Mr. Semple appeared before the Commission to obtain a signature for an expedited NHDES Permit by Notification. The project is for Stephanie Schneider of 94 East Shore Drive. The project involves fixing/replacing a retaining wall at shoreline of Horace Lake. An existing retaining wall is to be removed and rebuilt on the same location using most of the existing rocks. The work will start upon receipt of the permit. Mr. Semple distributed the permit application and project plans to the commission. Mr. Semple explained that this is a standard dredge and fill permit, and they need to do the work during lake drawdown. There will be no change to grade. Mr. Najjar indicated that a written agreement from the abutter for work within 20 feet of the property boundary was not present, so the application is incomplete.

Mr. Najjar **Motioned** to authorize Mr. Fulton to sign the Permit by Notification contingent upon completion of the permit package, with an abutter agreement to work within 20 feet of the property. Ms. Davis seconded the motion. All members in favor 6-0.

##### **C. NHDES Correspondence**

October 14, 2019 letter from NHDES Wetland Bureau stated a Chuck Street property permit had items that needed to be addressed within the river corridor before the department issues a permit.

Shoreland impact on 133 Cottage Road: In order for a permit to be issued for the removal of Unit 3 and the installation of a new unit, the owner must: install a new leech field near Unit 19, install new septic tanks, and install a sewer line and pump chamber for Units 1-9, 14, 15 and 20.

D. James R. St. Jean Auctioneers

A letter from James R. St. Jean stating the Commission owns property that abuts property that will be up for public auction on November 16, 2019 at 10:00 AM. The letter stated that the Commission can contact the company with any questions.

E. Three Received Project Plans for Review

1. Whitetail Commercial Condominium: The property is located on Oil Mill Road and Whitetail Lane. Review of the project plans indicated that: there was no wetland stamp, no setbacks labeled, wetland buffer not labeled and the snow removal zone was not marked. It was brought to attention that a more detailed plan was needed. The impervious land requirements were questioned to include: where will motor fluids drain to, what impact will salting and sanding have on the wetlands/river and where will the stored snow melt end up? Impervious land calculations were requested. It was recommended the plans be submitted to the River Advisory Committee.

2. 207 Tiffany Hill Road proposed subdivision: The plan includes the creation of two lots. The property is zoned as a rural agricultural. Comment: Needs note for exemption of wetlands stamp.

3. 43 and 35 Chuck Street: Comments: Previously examined during wetland application review.

F. Invoice

Invoice FF-110719.1: Mr. Najjar **Motion** to approve Meadowsend Invoice for \$65.00 for Collins Ledge inspection and work. Ms. Davis seconded. All in Favor 6-0.

G. Annual Warrant Article

Discussion involved a 19.52 acre property off Mt. William Pond Road. Mr. Najjar suggested that once three years have expired, have the land designated as conservation land. The land abuts open space and wetlands. The conversation could be included in a town land discussion with the Board of Selectman. A warrant article should be ready for December. Ms. Burdick suggested that the Commission call Naomi to determine the proper protocol. The Conservation would like to know when you can switch town land to conservation land. The property went up for auction last year, so can it be disposed of?

Mr. Najjar **Motion** to craft a warrant article stating: Shall the town designate lot 408.129, consisting of 19.53 acres on Mt. William Pond Road as conservation land. Ms. Davis seconded, 5 in favor (Fulton, Najjar, Burdick, Davis, Camacho) and 1 opposed (Bolton).

Mr. Najjar **Motion** to copy Article 25 of last year's warrant article for \$25,000 and submit with addition of land maintenance related supplies not to be limited to signs, gravel and gates from Town Forest Account. Ms. Davis seconded. All in favor 6-0.

Mr. Najjar **Motion** to submit Article 26 verbatim. Ms. Davis seconded. All in favor 6-0.

Mr. Najjar **Motion** to submit the same Conservation Commission budget as last year. Ms. Davis seconded. All in favor 6-0.

#### H. Chipmunk Falls Road Conservation Land Decision

Much discussion was had between the Commission in regards to John Ciampi's offer to sell his land to the Commission. This is a 14 acre property with a Tax Card value of \$64,000. There are other parcels in the area under conservation ownership. It was untimely decided not to purchase the land for two main reasons. The Commission prefers not to purchase property with a dwelling on it, and the property is already under easement and therefore, not "at risk."

#### I. Other

Mr. Najjar asked what the status of the second joint meeting between the Conservation Commission and Board of Selectmen was. No meeting is currently planned.

Mr. Camacho asked if there was any correspondence from the Concord Stage Road request to trap beaver on town land. Mr. Fulton stated he would contact the trapper.

### II. NEXT MEETING

Conservation Commission meeting to occur on December 11, 2019.

### III. ADJOURNMENT

Mr. Bolton **Motion** to adjourn at 9:05 PM. Mr. Najjar seconded and passed collectively with a 6-0 vote.

Recorded,  
Michael Camacho (Member)

Respectfully submitted,  
Andrew Fulton (Chair)