

Present: Scott Kukshel, Peter McVay, Tim Dziechowski, Carole Hall, Michelle Veasey

Guests: Jim Gove, Mike Garripy, Keith Coviello

Scott Kukshel, chairman, called the meeting to order at 7:41 pm.

Guest Business & Plan Reviews

Keith Coviello, Mike Garripy and Jim Gove were present to bring the proposal for the former Dickey property, Main St., Map 13 Lot 29, 67.5 acres before the commission. Keith Coviello presented the conceptual phase submittal proposes using the cluster ordinance to create 27 lots on 67 +/- acres off Main St. with about 2500 ln. ft of roadway. The 27 ½ acre lots will have 36 ½ acres open space with individual septic systems and common well and will meet the setback requirement of 50 ft. and 200 ft. cluster setback.

Jim Gove, of Gove Environmental Svcs., presented the land overview. He showed an aerial photo taken off GIS services that showed the house and barn and outlined the site. His explanation included that the parcel was relatively flat area in the front, shows past agricultural use, demonstrated by thick topsoil area fairly uniform indicative of some areas in fields in past with oaks growing in, showed drainage divide, then very steep high drum land format, Woodbridge and Paxton soils, and wetlands shown on aerial are from National Inventory Resources Wetlands. Then he showed the site plan map as surveyed with conceptual planning. It includes the front of parcel by the barn showing a small isolated wetland with wetland vegetation and no vernal pool characteristics. He explained that the stone walls further back on the parcel, divided the wetland areas from the agriculture areas. That the wetland soil line followed the line of the old stone walls. The wetland was a red maple swamp. Further back on the parcel the next stone wall marked the drainage divide with another red maple swamp area. Then there were steep 'D' and 'E' slopes to the top of the drum land, then a drop down to a larger wetland contiguous across the back of the site, then a climb up to another drum land on the other side of the divide. He said most soils fall into the Group 3 category, which include Woodbridge, Scituate, and Paxton with the isolated wetland in front. He said that LaVelle's office did the survey. He said that there is no need for a dredge and fill application for this project.

Tim D. commented that the divides separated the parcel into two distinct major drainage systems. There was discussion of the drainage systems and divides.

Keith Coviello talked about the condo documents. There was discussion of public access and trail possibilities across rear of parcel. And possible public access in middle of roadway length past curve area. Mike Garripy discussed deed restrictions, easements, land ownership by association with the need to look at options of relocating existing trail to balance future homeowners privacy with public access limited to pedestrians only. The commission asked many questions, including discussion of a ROW access and roadway 'saddle' area. Guests discussed suggestion of easement rights to conservation, confirmed ROW ownership with deed restriction or standard easement language. Process was discussed including whether guests came back to future conservation meeting and how interactions would continue.

Guests said they are scheduled for Planning Board on Jan 21 with plans due by Jan. 6.

Guests left at 8:15 p.m.

Next Guest: Jim Hammond came into meeting.

Jim Hammond of Engineering Alliance, was present to present a proposal for Bryant Brook Est. on property located between lower Maple Ave. and Washington, Map 9 Lot 33 (Lathrop property).

5. Special Projects

ATV's on town land: Members noted death of youth on ATV in Plaistow.

Hampstead is posting all town lands every 300' for "no motorized vehicles".

Selectmen requested update from commission at future meeting to update status.

Michelle reported out on cost of signs: 100 @\$2.35 or 50 @\$4.16 for 3 3/4" x 7" panels.

Town Lands & Trail Brochures: Michelle discussed dates for meetings Sept 18 & 20 at the Town Community Center for volunteers to meet and walk trail. She is putting together information for a packet on basic land stewardship for trails. Meetings will be posted and final booklet will be e-mailed to members.

Grant Status Report: Michelle, Pete and Scott will work on progress status for grant. It will include copy of survey and training.

Next newsletter: Pete McVay was not at meeting, but asked Scott to report out that he is planning the next newsletter for this fall.

Mapping Software Purchase: Tim had done further research and reported out as to comparable programs, cost and compatibility based on action taken at last meeting. Research done on Terrain Navigator software, compatible with GPS, 3-D program, and comes with 1 year subscription to photo data base.

Motion made by Tim Dziechowski, second by Michelle Veasey to rescind previous decision to buy software for \$80 based on additional research and lack of compatibility with GPS system.

Passed Unanimously

Motion made by Carole Hall, seconded by Tim Dziechowski to buy one copy of Terrain Navigator not to exceed \$299 retail price.

Passed Unanimously

Wetland Zoning Modifications: Scott reviewed sample model ordinances from other communities, leaning toward expansion of current wetland ordinance to make more complete, discussion on buffers and inclusion of tables of wetland type areas with buffers, and vernal pool size. We hope to have a sample model to work with in a month or two.

Conservation Easements: Listing of largest landowners from tax map data is being compiled.

Dickey land is under agreement for \$1.7 mil. Preliminary questions to planning board about cluster interpretation reported by Keach, town engineer. Commission discussed whether there would be a possibility of trail use system throughout site at rear. Scott will contact Mike Gerrity, Seacoast Land Dev. and express idea to work together for trail.

Planning Board Minutes: Report that decision made that town owns right of way access off Mill Stream proposed for road access to Killam parcel proposed for 5 lot subdivision. Minutes also noted approval and need of state permits. Commission noted that they have not seen any further D&F application since denial of the expedited application several months ago.

ZBA minutes and agenda: Discussion on Currier lot on Sleepy Hollow was summarized from ZBA minutes to members. No discussion.

ZBA Agenda items reviewed for next meeting Sept 10, 2003 with following comments:

David Holigan, 13 Chase Island Road request for 50' wetland variance to construct additions. No information before commission to review. Scott asked for the minutes to reflect that the owner called him once and left message to contact him. Scott returned call three times, each time to a full voice mail box, so he was unable to return call.

Motion made by Carole Hall, second by Tim Dziechowski to ask ZBA to defer action on this and refer to conservation because we don't have enough information to make any recommendation or take any action. **Passed Unanimously**

Daniel & Margaret Osborn, Hemlock Shore Dr, Map 22, Lot 57, request wetland variance to construct residential dwelling 31' from wetland and septic system 75' instead of required 100' for both. Commission reviewed tax map and noted that lot is adjacent to Big Island Pond with 102' frontage and adjacent to right of way of unknown usage. Lot falls within NH Shoreland Protection Act jurisdiction. Cannot tell whether there is an existing structure being torn down or reconstructed in place or whether footprint is being changed. Owner did not contact commission.

Motion made by Carole Hall, second by Tim Dziechowski to write a letter to ZBA to request deferral of action and to refer applicant to conservation since applicant did not contact commission so commission does not have enough information to make any type of recommendation or suggested action. **Passed Unanimously**

John Wood, Walker Rd., Map 7 Lot 123, request for variances including wetland with no linear ft. given for construction of residential dwelling on undersized lot of .54 acres. No one contacted the commission. Commission reviewed the town tax map. This parcel does not meet the subdivision regulations in place at the time of the original subdivision action. There is no way of telling where the wetlands or what the value, type or nature of them are. Upon review of the tax map information it was noted that while original lot numbers were assigned to each residential lot, no lot number was listed for this parcel. (Map 7 Lot 122 is # 27 and Map 7 Lot 124 is # 29. No such number was assigned to Map 7 Lot 123). This parcel was originally used as part of the water system and has

been taken out of operation. The original lot numbers were used as mailing addresses until the town adopted a system.

Motion by Carole Hall, second by Tim Dziechowski to write a letter to ZBA to request deferral and to refer the applicant to the conservation commission. The commission does not have enough information to make any type of recommendation or suggested action to the ZBA. **Passed Unanimously**

Review of Correspondence:

-) Handout from NH Lakes Assoc passed out to each member;
-) Coop Ext list of qualified appraisers;
-) Forest Laws Workshop in Auburn or Hillsboro;
-) Budget and Finance Workshop held by NHMA on Sept 16 in Bedford cost \$35;
-) Law Lecture Series beginning Wed Sept 17 for consecutive Wed even at Bretton Woods, Jaffrey and New Market;
-) Wetland Classification for Mapping Workshop Thurs Sept 25 & Fri Sept 26 at Gilmanton Iron Works;
-) NHDES Wetlands Enforcement Notice Update on Patuto's dredged pond on North Broadway w/o a permit. Wetland Preservation Inc. has submitted plans. Question was raised as to whether this is a dammed pond. It needs to be 4' high at dam area for NHDES Dam approval. Existing pond is 2' at dam; and
-) NHDOT guardrails are being replaced along sections of Rte 11 and DOT is asking for input. Scott will respond.

No further business before the meeting.

Next meeting will be Monday October 6, 2003 at 7:30 pm at Atkinson Town Hall.

Motion to adjourn: Tim Dziechowski, second by Michelle Veasey at 9:45 pm.
Passed Unanimously

Respectfully submitted,

Carole Hall,
Secretary