

# Minutes, Atkinson Conservation Commission August 1, 2005 Atkinson Town Hall

**Call To Order** by Chairman Tim Dziechowski at 7:33

**Attending:**

Tim Dziechowski  
Scott Kukshel  
Pete McVay  
Michelle Veasey

**Guest Business and Plan Reviews:**

**Chris Mastriano, 5 Twin Oaks Drive, Lot 6-71:** Proposed addition to house with Mother-in-law apartment and four garages. [Continued from June 2005 meeting] The proposed addition would need a 17 foot variance from a 100-foot buffer to a small wetland area in poorly-drained soils. The house already has three garages, and the addition would include an in-law apartment. Commission members had questions about the agreements on the original Butler development: the developer (Pete Mullet) gave assurances that the lots would not be further developed. There was also some concern about oil and mechanical fluids from that many vehicles on the property. Since no master plot plans were presented, any action by the Commission was deferred. Tim will attend the ZBA meeting where the plans will be reviewed. Scott, Michelle, Tim will schedule a site walk for Monday, August 8 at 9:30.

**Gilles Gagnon, Industrial Way.** Variance requested for distance to wetland. [Continued from June 2005 meeting] No one representing Gagnon was present. Michelle made a motion to deny the application for a variance. Motion seconded and passed unanimously.

**Internal Business**

**Secretary report:** Minutes for the previous year were reviewed. October 2004 had never been approved. "Donna Legault" was corrected to "Denise Legault". Also, the Osborne house size was amended from "23,000 square feet" to "2300 square feet". Motion was made by Scott to approve the minutes as corrected. Motion seconded and passed unanimously.

Pete reported that research on Robert's rules turned up no way to handle missing minutes and records.

Motion was made by Michelle to approve July 2005 minutes. Motion seconded and passed unanimously.

**Treasurer's report:** Grant was not included as income in last year's budget. Printer bill was \$700, and postage \$28. New equipment: \$494.53 for mailboxes. There should be a credit for return which has not shown up yet. Since fields will only be mowed twice due to weather, there is a cushion of \$900 to take care of the variances. The Selectmen minutes should show if the grant money was approved for the general fund. Also, Tim said the RSAs allow any surplus to go into the Conservation Fund if approved by town warrant. Scott noted that there was some carryover of funds in the past, but the carryover was used to offset the following year budget rather than go into the general land fund.

**Other:** Tim showed RPC's request for grant proposal, and noted that the date for grant application has passed. Grant money is available for trail and land maintenance which would help with funds not available to the commission. Suggestions: trail easements on endangered land (surveys), finding greenway belts to connect sections of non-contiguous land (funds used for surveying). Reading the RPC RFP (request for proposal) showed that the grants are for planning. Commission needs to revise the five-year NRI. Pete will explore grant possibilities.

**New member recruitment:** some discussion about possibilities. Followup on the emails and contacts reports to the web site.

## **Other Dredge and Fills / Site Walks / Complaints**

**Chase Island Road:** Pete walked the site and reported that the culvert had been repaired and the washout was filled in. Tim will follow up with code enforcement to see if the abutter is satisfied.

**Brooks Properties – 130 Route 111 – Lot 21-4:** wetlands complaint. No permits were filed with the state for this work, although Brooks had informed Tim that the permits had been filed. Tim had walked the site and Pete had also surveyed the area. The contractors have crossed wetland zones without permits. Brooks claimed to have filed a timber permit, but the permit says “no” to development. Pete moved that a wetlands complaint be filed against Brooks for unpermitted activity on lot 21-4 and lot 21-4.1. The motion was seconded, and passed: 3 ayes, one abstention. Tim will file the complaint.

Tim had site pictures to include with the copies of the complaint filing, and the cost of copying photos came to \$39.15. Scott made a motion to approve payment out of office supplies. Motion was seconded and passed unanimously.

**Stickney Road canoe launch:** no report. May be a good scout project.

**McPherson lot: unauthorized horse trails:** there is no restriction of use by horses on Conservation lands, but the alleged use of the trails for commercial purposes, as stated in a real estate ad that advertised using the trails, is disturbing. The land also has good cross-country ski trails. There is no way to do an adequate survey until the fall and the vegetation is down. Further discussion and action was deferred to the September Commission meeting.

**Chambers expedited wetlands application:** State rejected plan for missing information.

**Jameson Ridge siltation problems:** the top of the developed hill was removed and not protected with water abatement materials (swale fence, hay, etc.) During heavy rains, the top area was washed out into abutting lands. Agreement with Brian Boyle and DES was to put in a silt fence of tree chips and a plastic swale fence, with topsoil, seed, and top of hill. The front of the area near the road still needs to be filled and is eroding. No action was taken by the Commission on this report.

## **Special Projects**

**Town Lands and Trails:** Michelle sent results with pictures of the map mailboxes to the license commission and hasn't received any word back on status. Tim reported that the trail maps are disappearing from the Pope and Sawyer lands. Pete mentioned that trail map replenishment should be a budget item in next year's budget. Michelle and Scott mentioned putting in log books, and adding a sign for checkoff and please leave maps. Michelle talked to Matt Tarr about doing a walk in the fall, with the Sawyer land as a possibility.

**Trailblazing standards:** no report.

**Web site:** Tim wants to put up a link to DES sites and planning sites and permits, for general knowledge. Pete will also upload the minutes and trail map.

**Conservation Land Deeds:** Tim has been doing some research on land ownership and has turned up some parcels, and noted that the Town Pound ownership is uncertain. Also, the pond east of Maple Avenue is town pond, once a fire pond.

**Wetlands and Open Space:** There was discussion on why the warrant failed in this years' town election. Several possibilities were offered: the voters feared that the proposal was too weak and the Commission was influenced by developers, and possibly not enough was done to explain the proposal to the voters. The Goffstown Conservation Commission (among other towns) managed to get a wetlands ordinance passed. Pete will contact the Goffstown commission to see what they did.

**Scenic Road Designation:** for the type of roads in Atkinson, the RSA cannot be applied to anything lower than class 4 roads. Route 121 is a class 2 road and is excluded. The town could ask the state to reclassify the section as a class 5 road (town maintained road outside of a town compact district), but this has other legal implications. Our state representative may be able to designate that area as a scenic road. Pete will contact the State DES Environmental office for further assistance and information.

**Parking lot buffer warrant:** moved to September 19<sup>th</sup> workshop.

**Hampstead Vehicles:** Hampstead Conservation Commission gained control over vehicles on their conservation lands by presenting a set of rules to the Selectmen, citing RSA 36-A provisions for “under supervision “and control” of Commission. Discussion was deferred to the September 19<sup>th</sup> workshop.

**Planning Board Agenda Items:**

One item on the agenda was the lot line adjustment of a section of a plot on West Side Road, lot 17/29-2. Many questions about the size of the lots (possible cluster zoning). No action needed by the Commission.

**Zoning Board Agenda items:**

No action needed by Commission.

**Other Business**

**Gates at Sawyer** have been locked.

**Mowing schedule.** Community Center was mowed, and other zones will be mowed this week. Only two mows at this point. There was some discussion about leaving part of the 4H field unmowed, because of the wildflowers in the field.

**Commission went into private session under RSA 91-A3d** to discuss land and possible gift lands. It was moved and seconded to go into private session, Passed unanimously.

Private session was closed at 11:00 by motion that passed unanimously. The Chairman noted that no business was transacted in the private session. Scott commended Tim for the hard work he had put in researching the land.

The next meeting of the Commission will be Tuesday, September 6th, at 7:30.

**Because of the need for more discussion and review of matters coming before the Commission, an extra workshop meeting, also open to the public, was scheduled for Monday, September 19<sup>th</sup>, at 7:30.**

The meeting adjourned at 11:00.

Respectfully submitted,

Pete McVay