

**Minutes, Atkinson Conservation Commission  
November 5, 2007  
Atkinson Town Hall**

**Call To Order** by Chairman Tim Dziechowski at 7:35.

**Attending:**

Tim Dziechowski  
Dan Kimball  
Scott Kukshel  
Pete McVay  
Michelle Veasey  
Paul Wainwright

**Guest Business and Plan Reviews:**

**Charlie Moreno - forestry plan.** Tim noted that the plan is almost 20 years old and several new parcels have been added since then, including additions to the Sawyer Land, Marshall Land, and Stewart Farm Pond. The plan can be a base for an updated survey. Pete suggested that an updated plan would include some survey information for the Natural Resource Inventory (NRI), plus data for potential land use for recreation. Dan suggested that the new survey be a "plan for a plan", where the current plan is updated with the objective of giving information to the Commission to decide on land purpose and objectives. Michelle asked if Charlie could include suggestions in a survey, and Dan replied that options could be given. Discussion was raised about the broader picture of how our decisions would affect towns abutting Atkinson, and how their plans would affect Atkinson. A good survey of what is present in the town would be needed before a good NRI could be conducted. Charlie said that he could do a survey update to provide the information needed as a base for a natural resource assessment and inventory. Charlie would review the existing plan to see where some updates and changes would be suggested. Pete mentioned a presentation by Carolyn Russell of the NHDES on total town planning, and the book is available on the state DES web site. Tim mentioned that there was a CD or other information from the Prime Wetlands study that is also relevant to this study. Paul will look to see what he has, and Pete will check the online electronic archives. Charlie asked if the goal was to update the current information with new inventory, the additional information (such as the Prime Wetland study) coupled with site walks. Dan suggested that the Commission set up a priority list with a view to getting a bid from Charlie for which parcel to update. Discussion on the priorities based on size and use placed the Sawyer Land first. A question was raised about the status of some land that is not yet conservation land, but is part of the Sawyer parcel. If it is not conservation land then a survey would have to be repeated once it was finalized. The answer was that the land is protected under easement, so it would not be an impediment to doing a survey. Tim asked how soon an estimate (bid) could be done. Charlie said that this is a rather large task and possibly could not start until late spring. The Conservation funding has to be completed in approximately five weeks. Tim asked for a proposal for the Budget Committee by the second week in December. Scott asked to include bids on other parcels so they could be included in budget deliberations.

**Denise Jackson - trail project** (deferred due to illness)

**Steve Lewis** - wetlands project, Cogswell Farm field, Jane Jones lot (Map 17-3 and 12-1). This is the first summer Steve has been able to mow Cogswell farm due to the runoff. Steve will be going to the next Cogswell Farm meeting with a dredge and fill that they must cosign as abutters, so that the fields can be maintained without flooding. The D&F will be before the Commission in a few months.

There was considerable discussion around the issues of the sale of the **Jane Jones lot** (Map 17, between lot 2 and 3, with access to the Stewart Farm pond area), where the ownership and status of the parcel is debated by the Planning Board. A lot line adjustment plan approved by the Planning Board and registered at the Rockingham County Registry of Deeds showed that the land was to be merged into the Settler's Ridge open space and used in density calculations, but the plan was never carried out. Sumner said that regardless, the land cannot be sold with the current status uncertain. The contention of the Planning Board is that the lot line adjustment plan cannot be revoked without reverting the land to the current owner of Jane Jones' house. A motion was approved and is still valid at the October 2005 meeting of the Conservation Commission to offer half of the appraised value for the land. Any P&S has to be approved by the Selectmen and possibly a town warrant. The Commission needs some legal consultation to sort out the issues involved and impediments (or none) to the purchase by the Conservation Commission. A motion was made to authorize Tim to approach an outside legal consultant if Settlers' Ridge Inc. executes a Purchase and Sales agreement. The motion was seconded and passed unanimously.

### **Internal Business**

#### **Treasurer's report:**

**Boy scout and no-hunting sign** bills submitted.

**Vandal proof mailbox:** Tim bought a single example for \$60, and recommended placement on Pope Road where the damage was greatest. Michelle will place the box with lettering at Pope Road.

**Fall mowing bill:** Tim recused himself and Paul assumed duties as Chairman. A receipt was submitted for the mailbox \$59.90. Moved and seconded and approved unanimously. A second bill for mowing from Tim's Tractor for Trinity, 4H, and Bonin field @ \$300 each for a total of \$900. It was moved that the bill for \$900 to Tim's Tractor be paid. The motion was seconded and passed unanimously with one abstention.

Tim resumed chairmanship of the meeting.

**Canoe launch repair:** no plans are forthcoming, and we cannot expend the money for building the float. Pete mentioned that the current deck should be flipped or removed before winter. There was question about removing it, moving it, or leaving it where it is. Pete will talk to Ted. Tim asked that Pete ask Ted if the guard rails near the Sawyer parking lot could also be mounted, to block access for the winter.

**YTD budget review:** there are some unexpended funds for signs, canoe launch, and general maintenance. Tim will propose the same budget as last year, but with additional funds to roof the Busby barn.

**Secretary report:** The October minutes were reviewed and a motion was made to accept the minutes as amended. The motion was seconded and passed with one abstention.

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

2007-01432 Casey, 36 Stickney Road, Map 23 Lot 32, Waiver application. No change.

2007-02012 Lili Bao, 25 Stickney Road, Map 23 Lot 26, Application approved to rebuild wall with curve.

### **Review of Correspondence**

#### **Planning Board minutes and agenda**

Recommended **Baker building permit on Class 6 road** to selectmen, who voted to issue it. A permit must be approved by the Selectmen and the Board will do this on a case-by-case basis.

The house at Map 13, Lot 15, south of Pages Lane and West of Main Street burned down by the Fire Department: a preplanning presentation was given to get the opinion of the Planning Board on putting a minimall in that location.

On 11/7 agenda, discussion of **David Brown building permit on class 6 road, 11 Lippold Road**

#### **ZBA minutes and agenda**

**Dee Bingham**, garage wetlands setback variance granted.

**Pappalardo**, variance granted to put commercial sign on town property for business in Plaistow

#### **Other Business**

**Busby/Sawyer deed status, joint meeting.** The proposed agreement needs refinement, since the drafts are not complete. Consulting with Mary Carrier showed that the Conservation Commission needs to define the land use and be the first point of contact, the Selectmen being the second.

**Posting no hunting signs:** only one was posted on the Sawyer lands, and other postings need to be made with "legal" signs that list the owner.

Scott got another email concerning the numbered trail signs on the Marshall Land and that the explanations to the numbered signs are supposedly available on the web site. He has a listing of the number system and the report. Pete will check on the electronic version of this trail map, and will put it on the web site.

Michelle said that the energy web site is available, set up by Jim Garrity, and wanted a link put up on the web site, and the Commission agreed. Pete will put up a link.

Pete attended the NHACC and reported on developments with the state and DES. A full report is available on the NHACC web site. Tim noted that the Master Plan committee is doing an NRI. The Master Plan committee is still working on the survey questions.

Scott received the annual Carolyn Orr monitor report and Michelle and Scott will complete the survey with Steve Walker.

The next meeting of the Commission will be Monday, December 3rd, at 7:00. A workshop will be needed in November, date to be determined.

The meeting adjourned at 10:49.

Respectfully submitted,

Pete McVay