

HILLSBOROUGH CONSERVATION COMMISSION

September 12, 2013

Approved Minutes

Present:

Commissioners: Brett Cherrington, Chair; Terry Yeaton; John P. Segedy, Alternate & Recording Secretary

Ann Poole, (Representing Planning Director Robyn Payson); Pat Nash; Hank & Irene Woods; Jim Coffey, Emerald Lake Business Administrator (arrived 7:25)

Chair Cherrington called the meeting to order at 7:12 pm.

John Segedy was appointed to vote in place of a vacancy.

Chair Cherrington explained that due to the vacancies on the Commission, there was a quorum of the existing Commissioners.

VISITOR BUSINESS

1. Pat Nash on Behalf of Hank and Irene Woods

Pat Nash explained that the Woods have a property located on Mill Street on the market. The property abuts the Mill site that the town now owns. They were wondering if the town, in particular the Conservation Commission, might be interested in purchasing the property.

Brett Cherrington explained that the Conservation Commission was currently in the process of a Natural Resources Inventory (NRI) which will help determine conservation priorities. He also noted that the Commission had limited resources and that the asking price was more than was currently available in the Conservation Fund.

The Commission discussed the property's location and the consensus was that it would be a desirable property for the town in light of it being located on the Contoocook River and being adjacent to the Mill property.

Brett Cherrington said he did think it would be a good property to put in conservation for the town. He suggested a warrant article to see if the town would vote to provide some funding for the purchase. He also expressed concern about the asking price being more than the assessed value.

Irene Wood said the assessed value was \$71,900.00. She also noted that the property had an approved variance for residential use since 1987.

There was discussion of the old rail line running through the property, the original dam site and flow-age rights that are contained in the property deed.

Consensus was to see if the Selectmen would be interested in pursuing the property through placing it on a warrant article. Brett Cherrington will coordinate meeting with the Selectmen, Ms. Nash, and the Woods.

2. Wiggins Subdivision – Bog Road (M 6, L 30)

A memo regarding the project written by Planning Director Robyn Payson was provided to Commissioners.

Ann Poole spoke on behalf of Robyn Payson, Planning Director to the Commission and explained that this was a proposed 4 lot subdivision. She pointed out the slope of the hill on the property and the drainage through existing culvert(s).

Ann Poole said that there were questions about the eastern property line and the slope of the driveways.

There was discussion by the Commission of runoff from the driveways and siltation.

Ann Poole said there was also a question of whether there were any wetlands on the property as no wetlands plan was provided.

Ann Poole said that except for the waivers asked for, the plans seem to meet the technical requirements of the town for a subdivision.

Jim Coffee noted that Sand Brook did drain into Emerald Lake at the inlet that is currently in need of dredging and that the Emerald Lake Commissioners had the authority to raise and lower the dam at Farrar Marsh.

The Commission discussed what was being requested from them as a response.

John Segedy moved: *To respond to to the subdivision proposal expressing concern about the lack of a wetlands map, and requesting that one be provided in order for the Commission to make a knowledgeable assessment of the project.*

Terry Yeaton seconded. Motion passed 3-0.

3. Excavation Complaint – Emerald Lake Village District

Jim Coffee addressed the Commission and reported that over Labor Day weekend a Principal of Razor Wire LLC rented an excavator and cleared 4 lots at Emerald Lake (Red Fox Crossings, Dawn St. and Autumn Road. He reported that an eyewitness had related that some trees had been buried.

Jim Coffee said that a complaint was being filed with the Department of Environmental Services (DES) and provided a copy for the Commission's review. He also said that at the Dawn Street property there had been some road damage, and a complaint had been made to the police department.

Brett Cherrington reported that he had viewed the properties with Mr. Coffee and pictures were viewed by the Commission.

Jim Coffee reported that Attorney Joseph Hoppack from Keene who had been listed as the Principal Contact for Razor Wire LLC has resigned from that roll.

Brett Cherrington asked what was being asked from the Conservation Commission.

Jim Coffee answered that a letter of support would be helpful.

John Segedy moved: *That the Conservation Commission authorize Brett Cherrington to write a letter of support for having the Department of Environmental Services investigate the complaint.*

Terry Yeaton seconded. Motion passed 3-0.

NEW BUSINESS**1. Open Space Trail System Plan**

Ann Poole asked about availability of hard copies of the plan. It was suggested that the library might and should have a copy. She suggested that it would be a good idea to update it as it is 13 years old. There was discussion of the plan.

John Segedy suggested that there was a reference in the plan to a method for transferring a town property to the Conservation Commission's control by a Town Meeting warrant article as a possible corrective action to an issue that had been raised in the past to the town property behind Shaws. This was discussed by the Commission.

Brett Cherrington lent Ann Poole his copy of the plan

MINUTES**1. August 22, 2013**

Terry Yeaton moved: *To approve the minutes of August 22, 2013 as presented.*

Brett Cherrington seconded. Motion passed 3-0.

OLD BUSINESS**1. NRI**

Brett Cherrington reported that a Draft report was expected in October.

Ann Poole asked if it would be available on the web.

2. Surveying

The Commission discussed the updated proposal from Mellen LLC.

John Segedy moved: *To accept the proposal of Mellon LLC in the amount of \$2310.00 for Surveying of the Commissions Farley Road property.*

Terry Yeaton seconded. Motion passed 3-0.

Brett Cherrington reported that a proposal for the Jefferson Drive property will come later in the fall.

CORRESPONDENCE

1. **Intent to Cut** – Severance Road (M 1, L 11).
2. **Intent to Cut** – Stowe Mountain Road (M 4, L 15).
3. **DES – Amended Restoration Plan Approval** – Bridge Street (M 26, L 90).
4. **DES – Application Returned Due to Missing Information** – 68 Hadley Road (M 2, L 25).
5. **DES – Complete Trails Notification** – Fox Forest (M 8, L 144 & M 9, L 2).
6. **Laura Buono** – Purchasing Policy
7. **E-mail Thread – Brett Cherrington** – James Young appointment.
8. **E-mail Thread – Brett Cherrington & Robyn Payson** – Woods Woolen Mill Site Walk.
9. **E-mail Thread – Brett Cherrington & Robyn Payson** – Steep Slope Subdivision.
10. **E-mail Thread – Brett Cherrington & Jim Coffee** – Excavation Complaint.
11. **E-mail Thread – Brett Cherrington & Peter Mellen** – Farley Road Surveying Bid.
12. **E-Mail thread – Brett Cherrington & Ann Poole** – Trails Plan.

NEW BUSINESS**2. Woods Woolen Mill Site Walk**

John Segedy reported he had attended the site walk at the request of Brett Cherrington. He reported that Robyn Payson and DES are continuing to seek grant funding to continue the cleanup.

There was discussion of the site including its proximity to the previously discussed Woods property. There was discussion of an L-CHIP grant as a possibility for the Woods property. Terry Yeaton will investigate it.

ADJOURNMENT

Terry Yeaton moved: *To adjourn.*

John Segedy seconded. Motion passed 3-0 at 9:26 pm.

Respectfully Submitted:

John P. Segedy

Recording Secretary

Approved September 26, 2013