

Town of Boscawen, NH
CONSERVATION COMMISSION
Boscawen Municipal Complex

Meeting Minutes - Draft
Tuesday, April 19, 2016 @ 7:30 PM

Commissioners Present: Tom Gilmore, Chair, Jeffrey Abbe
Alternate Commissioner Absent: Norman LaPierre
Alternate Commissioners Present: Lyman Cousens

Others Present: Rose Fife, Recording Secretary, Alan Hardy. Planning & Community Development Director

Chair called the meeting to order at 7:05 pm.

Regular Business

Open by Chair at 7:05 pm.

Roll call done by Chair.

Minutes:

Review & Acceptance of Minutes from March 15, 2016. A **motion** to approve the Minutes was made by Tom Gilmore, seconded by Jeff Abbe and passed by a unanimous vote.

Account Report:

Alan Hardy presented. The Town Forest account has \$8,597.25. The Conservation Commission Land Use Fund as \$171,146.10. The budget is now in the system and the Conservation Commission has \$1,950 for the year. \$296 has been expended on the Conservation Commission State Association fees which leaves a balance of \$1,654.00. Tom Gilmore asked Alan hard if the Recording Secretary's pay came out of their budget. Alan Hardy stated that he has a line item in the land use budget that takes care of it.

Old Business:

Cold Brook Gravel: Alan Hardy reported. Cold Brook Gravel had been approved with a variable setback. The Zoning Board of Adjustment originally approved a 100 foot setback for a green border for abutters. The land goes all the way to Corn Hill Road. They asked for 50 foot setback. They went back to the Zoning Board of Adjustment for approval of a 50 foot setback. They worked out a plan showing the setbacks in certain areas, which complies with the States' minimum standard. They are now going to hear an application to amend their approval. Lyman Cousens asked if the 50 foot setback would affect Queen Street. Alan Hardy said no. Tom Gilmore asked if the new plan showed the flagging that the Conservation Commission had asked for. Alan Hardy said yes. He also said that there is quite a bit of work to be done before the year end; i.e. flagging, etc. Tom Gilmore asked if they were operating yet. Alan Hardy said that they were not but will soon. They are pulling material out of their stock piles. Lyman Cousens asked if Edmonds still owned the property. Alan Hardy said that there was rumor of a sale, but they have no filing before the Secretary of State's office. The permit may not

be transferred to a new owner without written permission from the Regulator, which is the Planning Board. The town may require that they make an application for transfer. The history of the property was discussed. A chain link fence needs to be in place by 12/31/16 per EMSHA. Dick Edmonds will have a key interest in the property with his partnership with GMI.

Hannah Dustin Landing: Alan Hardy stated that if at some point the group would like to walk through the project, they can. The new name for the project is River Walk. They have a contaminated land fill; scrap material from the tannery operation. You can see it from the doctor's office parking lot off of Tannery Street. There are 5 lots of land. The hide dump property was lot 5. There is a State permit to put an active use restriction. They haven't made an application for that and may or may not. There will be 38 two bedroom townhouses on the other 4 lots. Tom Gilmore stated that the buildings will not infringe on the land out there. They will have a permanent monitoring situation for the hide dump property. Jeff Abbe asked if the town had to cap it off. Alan Hardy said the developer had to do that. The developer is City Side out of Manchester. Tom Gilmore asked if they will start soon. Alan Hardy said that they should see a Demolition Permit by September. Alan Hardy showed Lyman Cousens the property plans. Alan Hardy stated that the project was started in 2003. This will be private, no town improvements or amenities. Lyman Cousens asked if the new development had any age restrictions. Alan Hardy said it did not. Tom Gilmore asked if they could build river walks. Alan Hardy said they could not as they can't go into the setback at all. Three of the buildings are archeologically significant as they found Native American artifacts. Some soils cannot be disturbed. There is an archeologist on site.

The town owns Hannah Dustin Island; a good chunk of Commercial Street. If the town would like to walk through, they are welcome to. The simple way would be to go down to Crescent Street and enter from that end. Alan Hardy showed the Commission the plans for the buildings and site for this project.

White Plant: The project is located across the street from Ross Express and is being clear cut now. The project was approved last fall. Ron Dupont owns the quad rentals that are next to this project. They will be 6 three bedroom duplexes. This project is intended to be marketable before California Fields is complete. Alan Hardy stated that they are talking to William Wallace out of Danbury for pre-site buildings.

New Business

Timber Intents for 2016-2017 There is one for Tom Gilmore's property on Water Street; Adam Mock's property on Water Street. Some discussion of the Water Street farm ensued. Tom Gilmore asked if any action needed to be taken. Alan Hardy said no, it was notification to the Commission in case they had any questions or concerns.

Tom Gilmore asked if the Jones property had been walked. Alan Hardy said he'd check the status of the L Chip for the Jones property.

There is an intent to cut for 100 acres; the Patenaude property. Tom Gilmore wondered if the intent to cut was all set and in place.

Upper Merrimack River Advisory Committee Representation Is Tom Gilmore going to be appointed? Alan Hardy said he would if the Commission recommended it to the Selectmen. A **motion** by Lyman Cousens to recommend appointment of Tom Gilmore to the Upper Merrimack River Advisory Committee, seconded by Jeff Abbe and passed by a unanimous vote. Alan Hardy said that the terms expire in 2017.

Training for Conservation Reviews: Tom Gilmore went to a training course on how to do the Conservation Easement Walks, etc. They have a form that he liked. There should be folders on the properties and they should show the restrictions on each of the properties. He submitted paperwork and forms to the Commission to look at. The course was in Canterbury. He asked Alan Hardy for a copy of his deed and plan of the property.

Five River Conservation Trust – Alan Hardy reopened the conversation and Ken went over to talk to John Keagan. When Ken gets back from his travels Alan Hardy asked them to come to talk to Conservation Commission. They are taking over a lot of conservation easement monitoring and seeing that conditions are being met for a fee. If it doesn't work with Five Rivers there is no reason the town can't get an appraisal. The Society for the Protection of NH Forest does have an appraiser list of appraisers that are qualified. Tom Gilmore asked if the family had given the town a feeling for how much they would like to get out of this. Tom Gilmore said it might make sense for the Conservation Commission to take that on. There may be costs associated with it that he feels are do-able. Tom Gilmore discussed expenses associated with the town taking on the monitoring.

Town Forest: Tom Gilmore asked where the money for the Town Forest accounts came from. Alan Hardy said the money came from timber cuts. Tom Gilmore asked if there was enough money in there to do that. Alan Hardy said there were parts of the property they could not get to in order to cut it. Discussion ensued as to whether or not they should get two quotes. Tom Gilmore asked if the Conservation Commission should ask the loggers to walk it. Alan Hardy said Hopkinton Forestry and Adam Mock had an interest in it. The Conservation Commission asked Alan Hardy to schedule that. A **motion** to authorize Alan Hardy to solicit the two logging companies who had an interest in the Town Forest, including the cleanup of the blow down area, was made by Tom Gilmore, seconded by Jeff Abbe and passed by a unanimous vote.

Alan Hardy talked about the lot merger. Tom Gilmore asked who would be putting the paper work together. Alan Hardy said that they would put the paperwork together and get it back to the Conservation Commission and then it would go before the Planning Board. Tom Gilmore stated that they had made a motion and it was passed last month.

Town Forest Trail Map: Alan Hardy said that Avitar is the town assessor and their mapping venue. He has money in his operational budget for new work. They are currently working on the base map that is the Town Forest. That will get created first, then the Commission can look at it and then impose what they would like on top of it. Tom Gilmore asked if it would have a topo map on it. Alan Hardy said that as well as the wetlands. Avitar had hoped to have a draft to Alan Hardy shortly.

Alan Hardy will reach out to Alex, a person of interest for this Commission. He will see if he can get her here next month.

Tom Gilmore asked if Lyman Cousens was permanent. Lyman Cousens asked if he needed to be sworn in. Tom Gilmore said Norman LaPierre should also be noted as a regular member. Alan Hardy asked if Lyman Cousens would be a regular member. Tom Gilmore said yes.

A **motion** to adjourn the meeting at 8:28 pm was made by Lyman Cousens, seconded by Jeff Abby and passed by a unanimous vote.

Next Meeting May 17, 2016 @ 7:00pm

Respectfully submitted by Rose Fife