

**Town of Chester
Conservation Commission
April 11, 2017
Approved Minutes**

Attendance

**Chuck Myette
Aaron Hume
Deb Munson
Ted Broadwater**

Absent

Phil Cassista

Guest(s)

**Kevin Hatch for “Leroy Scott” Development, East Derry Road
Eric Mitchell for Reggie Morrow dba DAR Development “Tanglewood” off Crowley Road,
Candia/Chester**

Call to Order

Chairman Myette called the meeting of the Chester Conservation Commission to order at 7:00 pm on Tuesday, April 11, 2017.

New Business

1. Warrant Article for Current Use Funds (Selectmen’s meeting)

There will be a Public Hearing on April 20, 2017 concerning the Warrant Article proposed for Town Meeting to establish the LUCT Fund. The percentage recommended by the BOS is 25% to the LUCT Fund, with the remaining 75% to stay within Conservation. Chairman Myette will do a presentation at the Town Meeting and wants to put something together for that.

Old Business

1. Review Minutes (March 21, 2017)

Minutes will be amended, as follows:

To reflect that Mr. Hume attended the University of Massachusetts Amherst, earning his degree in Natural Resource Conservation with a focus in Water Resources. Currently, he is pursuing a degree in Marine, estuarine, and fresh water biology from the University of New Hampshire.

Mr. Broadwater motioned to accept the March 21, 2017, as amended. Mr. Hume seconded his motion, all in favor, so moved.

2. Subcommittee Reports

A. Strategic Protection Committee – SLPC

Chairman Myette explained that there were a couple of projects being worked on, properties that have been protected and will discuss proposed ventures on the existing spreadsheet at non-public session at BOS. Chairman Myette would like to see the fund utilized as part of its whole growth strategy and get RC people input on different areas of interest.

Mr. Broadwater commented that realistically for every dollar that is taken in, \$1.15 is expended in resources whereas keeping properties in conservation lessens the tax burden.

Mr. Broadwater reported that he had received no response on one letter generated by SLPC, concerning an existing project, and will follow up on that.

B. Treasurer's Report (Chuck) BILLS

Chairman Myette reported that the operating budget was \$750.00 \$389.69 having been spent with a remaining balance of \$360.31.

Chairman Myette reported that as of March 31 the Conservation Account had a balance of \$540,090.19. \$500,000 was then placed into a three-month certificate of deposit. \$11,100 came in from current use (\$7,500 from one development and \$3,600 in released escrow from another project), \$80.87 in interest with a remaining balance of \$51,273.06.

Chairman Myette reported a beginning balance of \$33,636.65 in the Forestry Account, which earned \$5.16 in interest, with a closing balance of \$3,361.81.

Chairman Myette reported a beginning balance of \$3,016.31 in the Lincoln Lane Account which earned .46 cents in interest, with a closing balance of \$3,016.77.

Ms. Munson, who was absent from the March 21, 2017 meeting, inquired about the amount and term selected for the certificate of deposit. Chairman Myette explained that there was careful consideration to upcoming projects, rules of municipal investing and that the longer term certificates of deposit did not yield much better interest than the short term.

Mr. Broadwater motioned to accept the Treasurer's Report, as stated. Ms. Munson seconded his motion, all in favor, so moved.

Ms. Munson proposed creating a segregated fund allocated for easement monitoring. Chairman Myette agreed that would aide in monitoring more properties annually. Mr. Broadwater proposed having Rockingham paid to do all of them and asked what would be entailed in policing it themselves. Chairman Myette explained the bid process for having a third party monitor and the training process for easement monitors.

Chairman Myette and Ms. Munson recommended putting on the agenda for the next meeting, the organization of a tracking system for the full inventory of properties which can be easily transitioned when new members come onboard.

C. Planning Board

D. Trails (Aaron)

Mr. Hume showed the Commission some color printouts of a general map surrounding Spring Hill Farm area, showing pins that are places where trails could possibly connect. Mr. Hume reported that he had lost a lot of data he gathered up on Ledge Road and that area appears to be being heavily developed.

Ms. Munson had a request for a recommendation for a suitable jogging area near Pingree Road and Chairman Myette pointed to the semi-paved area on the map.

E. Springhill Farm (Chuck)

Chairman Myette reported that Spring Hill Farm had received their 501c(3) and Ms. Munson added that it was receiving 55% of the rent in donation by the Town.

F. Agricultural Commission (Chuck)

Chairman Myette explained the workings of the Veteran Farmer initiative being worked on with Mr. Geary and the Beaulieus to build a program for returning veterans to learn to farm and for therapy for PTSD. The Ag Commission would like to support this program locally.

G. Regulations

H. Grants – Trails grant

I. Wason Pond Conservation area (Chuck)

Chairman Myette reported that Wason Pond was experiencing some difficulty with the beaver population and would need to seek out Mr. Sullivan's assistance with that. Ms. Munson added her findings from a seminar she had previously attended with NRCS evaluating the effects and the need, not necessarily to get rid of them as they eventually move on. Mr. Broadwater asked about Giardia and Leptospirosis concerns. Ms. Munson added that these are also spread by other common woodland animals and are not exclusive to the beaver population. Chairman Myette explained that the beaver were creating a nuisance with a number of trees they have taken down and with debris plugging up the dam.

Chairman Myette reported that RC was working with maintenance and baseball as well as Mr. Dalrymple, TruGreen and Chester Charities (the Pounder) to get the ballfields, backstops and diamonds going, including an irrigation system and equipment. Chairman Myette discussed the run off issues of applications, posting signs and monitoring nitrates and phosphates. Chairman

Myette stated that it was his understanding signs would be left up for 48 hours after spraying.

Chairman Myette reported that there were a couple of Scout projects proposed. One is an informational kiosk near the dam about the flora and fauna and the other is a horseshoe pit at the Community Center.

J. Easements, Monitoring, and Stewardship

Chairman Myette would like to put RCCD Easements on next month's agenda which need to be completed for July 1st.

Plan Reviews (3)

- 1. Crowley Road Development (now “Tanglewood”) – Conservation Easement**
- 2. Leroy Scott Development – Wetlands signoff**
- 3. Menard, 129 Lane Road - Culvert**

1. Kevin Hatch of Cornerstone Survey appeared on behalf of the Leroy Scott Development on East Derry Road to ask the Commission to sign off on his wetlands permit for a small driveway box culvert. The permit has a spot that asks for CC to sign off in three places, such as do you want to go up? do you have problems? waive your right to intervene/no objection, asking yes on all of those.

Mr. Hatch presented that the 15' ADS Culvert, with a headwall at each end, and driveway over the top would include 205' of disturbance, 166 sf edge-to-edge, allowing room for installation and would serve to mitigate minor seasonal runoff. Mr. Hatch wanted to ensure that the lot design would be aesthetically pleasing to the neighbors, the Desmaris. Rather than looking at a tower in their side yard, he chose this location as the best suitable for the driveway entrance. Mr. Hatch was also well-informed and committed to working with the Commission to limit tree-cutting after October 1st to

safeguard disturbance of the long-eared bat species (now on the federal threatened species list).

Mr. Broadwater motioned to approve the wetlands application. Ms. Munson seconded his motion, all in favor, so moved.

Mr. Hatch thanked the Commission for their assistance and departed the meeting at 7:18 pm.

2. Eric Mitchell appeared on behalf of the Tanglewood Development (DAR – Reggie Morrow) off Crowley Road in Candia/Chester for wetland permit.

Mr. Mitchell proposes a 180 acre, 60 unit open space subdivision off Crowley Road, (some of which will be in neighboring Candia). With 23 acres of wetlands, Mr. Mitchell is seeking five areas of protection (one area in Candia). Two impact areas on north and south side of the loop- design roadway, with a 12' culvert, an area of impact at the cul-de-sac area and one on the road as it heads back out. The impact areas are numbered 1-5 on the design plan. #1-4 are 5', 8' and 6' and 30" box culverts embedded so that the bottom half is stone to act as a channel with a natural bottom for the migration of mammals or amphibians to cross through. Candia has asked that the developer be responsible for rebuilding the degraded existing town roadway. The roads within the subdivision will be maintained by the Town of Chester.

The Commission reviewed the plan specifications and voiced concerns about:

- contiguous open space wildlife corridors;
- density of wells and septic in one area;
- wetlands buffer;
- adequacy of water supply for individual wells;
- migration paths;
- volume and speed of discharge;
- vernal pools;
- current use assessment (undefined);
- jagged back lot lines;
- lack of monumentation in areas abutting conservation;
- who will maintain and fund monitoring of the open-space, (undefined);
- any trail systems to maintain, obligations, areas for ballfields, etc.

Mr. Mitchell will reach out to the developer to get these questions answered and Chairman Myette agreed to put him back on the agenda for a half hour at the next meeting.

Ms. Munson recognized the lag in affordable housing, condos and apartments, available for strong group of between 20-30 year olds under \$100,000. Mr. Broadwater advised that diversity gives character. Mr. Mitchell responded that there is a density bonus. Ms. Munson suggested why not have every third lot, 2/3 size?

3. Mr. Menard's application was reviewed for a small culvert at 129 Lane Road and needed no further action from the Commission.

Miscellaneous Business

1. Mail

State Publication on Water Supply;

L-Chip for 2017 Grant Program is opening up. Have meeting coming up on **May 1st** orientation workshop for first time and **May 4th** for repeat, free workshop.

May 1 grants will open up.

Mr. Broadwater asked about grants for invasive species.

2. Seminars

Saving Special Places

Ms. Munson went to that one on Saturday.

Moose Mountain Regional Greenways

Ms. Munson reported that Moose Mountain did a combination of community engagement and GIS mapping to identify important water resources and a numerical system to prioritize properties, build community action and fundraising.

Northwood Area Land Management Collaborative

Ms. Munson reported that there is a state park in Northwood and a man who had a 75 acre farm he wanted to get out of farming but didn't want fields to be developed so he worked with the state to preserve his land and evolved into a group of people who preserved a huge amount of land around the state park, not as a trust or anything but individuals who put easements on land and created over five miles of trails that go into state park.

Next Meeting:

Chairman Myette suggested that the Commission may want to consider meeting twice per month to get a lot done.

The next meeting of the Conservation Commission will be May 9, 2017 at 7:00 pm.

Adjournment

Mr. Broadwater motioned to adjourn the meeting. Ms. Munson seconded his motion. All in favor, so moved. The meeting of the Chester Conservation Commission was adjourned at 9:30 pm on Tuesday, April 11, 2017.

Respectfully submitted,

Nancy J. Hoijer
Recording Secretary