

**Town of Chester
Conservation Commission
August 14, 2018
7:00 PM
Approved Minutes**

Present:

Chairman Chuck Myette
Ted Broadwater
Aaron Hume
Deb Munson
Kristina Snyder
Victor Chouinard
Kathleen Neff Ragsdale

Absent:

Selectmen Liaison Stephen Landau
Baron Richardson

Guests:

Eric Mitchell for Pipit Estates – M/L #5-107
Kevin Hatch for Towle Farm – M/L #009-012-002

Call to Order:

Chairman Myette called the meeting to order at 7:02 pm. Chairman Myette directed that the active alternates would be Kristina Snyder and Victor Chouinard.

New Business

Plan Reviews: Eric Mitchell – Pipit Estates and Kevin Hatch for Towle Farm

Mr. Mitchell presented copies of a Plan entitled “Pipit Estates m/l 5-107-3” dated February 23, 2018 and sample of some easement deed language that had been recorded for Lincoln Lane.

Mr. Mitchell stated that it was first approved in 2006-7 as an Open Space with 8 single family condominium units. There will be a condominium owners association and a homeowners association.

The units will be serviced by Hampstead Water and have a common septic.

The proposed easement area would be 16 acres, however Hampstead Water who is providing the water service would have the right to drill wells and maintain those if there is a problem.

Ms. Munson asked if there was a limit to the number of wells.

Mr. Mitchell explained that there could be two per unit, with a 200’ radius and 400’ protection area, 100’ apart.

Mr. Mitchell advised that he would be meeting with the Planning Board next Wednesday and is awaiting conditional approval.

Chairman Myette advised Mr. Mitchell that they had already drawn the proposed Conservation easement language for this property.

Mr. Hatch stated that he formerly worked for Hampstead Water and that it is common for them to have a caveat, since they are required to provide water service, to be able to drill those wells if something were to happen and they could no longer provide that.

Mr. Broadwater stated that they want future rights.

Chairman Myette asked Mr. Mitchell to describe the Conservation area.

Mr. Chouinard expressed concerns about the construction impact to servicing roadways and bringing in gravel and perhaps a pump house as well as the vicinity of cut trees.

Chairman Myette advised that the potential for the water company's rights to overtake the easement area made it lose value and asked if there was a way to contact Hampstead Water and ask them to define their future goals for this area before Conservation would accept it. It's a lot of expense to the town to monitor and not get any value from it.

Mr. Mitchell suggested that perhaps the homeowner's association could fund and pay the Town \$500 for the monitoring each year.

Ms. Munson added "Isn't there any place these wells can go, besides the open space?"

Chairman Myette advised that the process was to have someone accept the easement for the Town and have the attorney review and accept so that we are one to two meetings away from completion anyway if you want to have some discussions with Hampstead Water. "If they want a reserve right, we want to see the details."

Chairman Myette asked if there were any wetlands issues. Mr. Mitchell advised that there were no wetland impacts.

Kevin Hatch, from Cornerstone Survey appeared on behalf of a project on Towle/Fremont Road.

Mr. Hatch distributed copies of the proposed conservation easement which has not been recorded. Mr. Hatch advised that as with Mr. Mitchell, this is a project from 2014 being brought back up.

Chairman Myette advised that the deeds, plans and easement would have to be in the correct order with the correct owner's names, to be careful about deeding the property out so that the easement isn't valid. Mr. Hatch assured that they would be recorded together.

Mr. Hatch described the easement area and division of the lots to family members. The location near the Healey property has a house on 5 acres.

Chairman Myette advised that they had held a public meeting and were no objections and that the steps would be to send the letter to the Board of Selectmen recommending acceptance of easement which the donor would continue to own with third party monitoring rights.

Ms. Munson asked how the Town would access the property to monitor it.

Mr. Hatch advised that there is a 20' deeded access easement.

Chairman Myette advised that the landowners would have reserved agricultural use rights, to post, and farm the fields and cut timber.

Old Business

1. Review of Minutes - July 10, 2018

Ms. Munson motioned to accept the minutes as amended. Mr. Hume seconded her motion. With all in favor, so moved.

2. Treasurer's Report (Chuck)

Chairman Myette reported a balance of

\$ 65,286.34 in the Conservation account, not including the \$701,348.57 c/d.

40,424.57 in the Forestry account

3,029.02 in the Lincoln Lane account; and

10,000.00 for annual monitoring of the Emerson Subdivision

Chairman Myette reported that the budget for the new fiscal period beginning July 1 was the same with nothing spent so far.

Chairman Myette reported that \$8,500 had come in, in revenue from Jenkins.

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

3. Eversource (Chuck)

Chairman Myette updated the status of the Eversource requests, who had been to two earlier meetings. Chairman Myette advised that he had sent the letter to the Planning Board for these projects.

4. Subcommittee Reports:

Strategic Land Protection Committee

Chairman Myette advised that the Pulpit easement is moving forward and they have drafted the letter of intent and easement. The appraiser has been contacted. The cost is \$2,000 and if the numbers look good, the next step will be to schedule a surveyor. Chairman Myette advised that they may not need a large survey.

Planning Board (Chuck)

Chairman Myette advised that Mr. Hadik from the Planning Board had provided a copy of a Well Yield Probability map that was done ten years ago. There are grants to update.

Mr. Hume asked the source of the data. Ms. Munson advised that you can go online and see the report of your own well.

Trails (Aaron)

Mr. Hume advised that he had made the suggested layout changes and did some additional survey at Spring Hill Farm.

Chairman Myette asked if he could have printed copies available for the Town Fair and Fall Festival as well as posting them online. Ms. Munson recommended pdf format.

Spring Hill Farm & Advisory Committee (Chuck)

Chairman Myette advised that Spring Hill Farm Advisory Committee was meeting monthly and have a Fall Festival planned for October 13th as an open house at Spring Hill Farm. The fields have been hayed by Charmingfare Farm. There may be a display of the antiques, history, trailer and hay wagon rides.

Agricultural Commission – (Chuck)

Chairman Myette advised that the Agricultural Commission will be having a tent at the Town Fair on September 8th as well as the Ugly Chicken Contest and update of the local farm brochure.

Foodscape course at Spring Hill Farm and Fall Outing October 13, 2018

Chairman Myette advised that the plantings put in by Mrs. LeBlanc were really growing in well and it was worth taking a drive by to look. The Farm is considering more garden projects.

Regulations

Grants, Trails Grant

Wason Pond Conservation Area

Chairman Myette advised that Recreation would be having different levels of soccer and baseball at the fields.

Security, Park Ranger

Chairman Myette advised that they had hired a Ranger who has completed his training and will be at the property part-time until Labor Day.

Barn Repair

Chairman Myette advised that they are in need of volunteers to complete the last side of the barn wall and will advertise what day.

CIP Gazebo/Pavilion

Chairman Myette is hoping to get plans from the Timber Framers Guild.

Easements, Monitoring & Stewardship

Chairman Myette advised that some were monitored by Rockingham and if anyone was interested in looking at the spreadsheet to identify those that need to be done it's a good practice to walk with them. Mr. Chouinard stated that he may be interested.

Miscellaneous – (Deb)

Ms. Munson stated that it was a shame that the area in front of Jenkins was being let go. The apple trees needed pruning and the stone wall was falling in. Ms. Munson asked who maintained that area. Chairman Myette advised that the easement area was out back and didn't know if the Association was responsible to maintain that.

Ms. Munson recommended a tool lending library. Chairman Myette advised that it could be a good project to pair with Spring Hill Farm and to contact Ms. Coroka or Mrs. Kunelius.

Next Meeting: September 11, 2018

Adjournment

Ms. Snyder motioned to adjourn the meeting at 8:30 pm. Mr. Chouinard seconded her motion, with all in favor, so moved.

Respectfully submitted,

Nancy J. Hoijer
Recording Secretary