

**Town of Chester
Conservation Commission
September 11, 2018
7:00 PM
Approved Minutes**

Present:

Chairman Chuck Myette
Ted Broadwater
Deb Munson
Kristina Snyder
Victor Chouinard
Kathleen Neff Ragsdale
Baron Richardson

Absent:

Selectmen Liaison Stephen Landau
Aaron Hume

Guests:

Eric Mitchell for Pipit Estates – M/L #5-107

Call to Order:

Chairman Myette called the meeting to order at 7:07 pm. Chairman Myette directed that the active alternates would be Kristina Snyder and Victor Chouinard.

New Business

Plan Reviews: Eric Mitchell – Pipit Estates

Mr. Mitchell presented some sample deeds with easement language from Pipit Estates and atlas Way (2010) together with the Hampstead Water Company easement language.

Mr. Mitchell advised that Hampstead Water wants the right to put wells on the property as well as the perpetual ability to supply the existing development or to another. Mr. Mitchell stated that Open Space allows water, wells and distribution systems. Hampstead Water has no immediate plans to drill more wells, however Mr. Mitchell drew a mock-up plan of the 200' radius within the Open Space showing possibly where two wells could be installed, which he distributed. Mr. Mitchell stated that he believed the location would have no impact on the wetlands and would imagine they would need permits to go out to Sandown Road.

Mr. Broadwater asked why Hampstead Water was involved.

Mr. Mitchell advised that the name is Hampstead Water however they are an independent franchised corporation that has been in business since the 70s, that has nothing to do with the Town of Hampstead.

Mr. Broadwater asked, "Why would we accept that?"

Chairman Myette added that it is not really adding any additional protection. Chairman Myette who is a hydrologist advised that his concern is that the entire rights to the ground water being extracted and how much that would lower the water table and that would impact the wetlands and the species residing in it.

Mr. Mitchell stated that while he was not a hydrologist he disagreed that 300'-600' bedrock wells would not take and put back into the system with the septic on the outskirts of the condominium development.

Chairman Myette advised that it was a misleading and inaccurate statement to say that.

Mr. Broadwater expressed concerns with the language that allowed the space to be fenced off by Hampstead Water who were essentially controlling access.

Ms. Munson asked if there wasn't another place to put these wells.

Mr. Mitchell suggested an area to the lower right that was less desirable.

Mr. Richardson stated that he was curious how the water rights would leap-frog to other developments. Ms. Munson added "If you have 8 homes in this community that have water and 50 in the next that don't, is ethical to take from one to give to the other."

Chairman Myette expressed concerns about taxing the natural resources.

Mr. Broadwater agreed. The language is so open that it does not designate for example that they could pump the water out and bottle it.

Mr. Mitchell disagreed and believed the DES would get involved if they were to do that.

Mr. Richardson stated that Pipit hired these people to provide the water rather than individual wells.

Mr. Broadwater asked if we had actual language that wells were allowed in the Conservation area. Mr. Mitchell read pg. 13 permitted uses "(e) water supplies and distribution systems."

Chairman Myette stated that commercial activities are not allowed and the business of providing water, by sale is a commercial activity.

Mr. Broadwater opined that it was not in the spirit of conservation for them to consume all the developable land with fencing, regular visitations and well houses.

Mr. Mitchell stated that the well house that houses the pump would be 10'x10.'

Chairman Myette advised that we don't have to accept this easement, they could go to a third party. They would still have to come to us for enforced management plans. "How would they react if we restrict to only eight houses?" Mr. Mitchell advised that he had already asked them and they very quickly said no to that, they want everything and all.

Chairman Myette advised that each time you come in it becomes more complicated. "It is looking like development in an open space." "This is what we are trying to prevent." "We will have our attorneys and Planning Board take a look at it." Mr. Broadwater agreed.

Mr. Mitchell advised that he received conditional approval last week. Mr. Mitchell asked whether Restrictive Covenants could be considered to allow the community to police themselves.

Mr. Broadwater stated that he doubted Hampstead Water is going to do all of this out of the goodness of their hearts, for eight homes, it's not free, its needed elsewhere.

Mr. Mitchell asked if he could come in next month. Chairman Myette stated that he will put him on the schedule.

Old Business

1. Review of Minutes – August 14, 2018

Mrs. Neff-Ragsdale advised that the date of the next meeting was incorrect.

Mr. Broadwater advised that on Line 34 “26” should be “16.”

Mr. Broadwater motioned to accept the minutes as amended. Ms. Munson seconded the motion. Mr. Richardson abstained from voting due to absence. With 6 voting in favor, so moved.

2. Treasurer's Report (Baron)

Mr. Richardson reported a balance of

\$ 75,339.25 in the Conservation account, not including the \$701,348.57 c/d*

40,455.00 in the Forestry account

3,031.00 in the Lincoln Lane account; and

10,033.80 for annual monitoring of the Emerson Subdivision

Chairman Myette reported that the budget for the new fiscal period beginning July 1 was \$703.00, which included \$50 for administrative salaries, \$300 for dues and seminars, \$100 for miscellaneous, \$200.00 for Exeter Watershed and \$50 for SE Land Trust and that \$25 had been spent on the regulations book.

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

Mr. Broadwater advised that bills should be coming in shortly for surveying and recording fees.

Mr. Broadwater motioned to accept the Treasurer's Report as stated. Mrs. Neff-Ragsdale seconded his motion, with all in favor, so moved.

Chairman Myette advised that they had funds for Emerson monitoring and needed an action plan to begin monitoring that. With some difficulty finding private monitoring it may be worthwhile for members to attend classes. Ms. Munson will forward the contact information.

Mrs. Neff-Ragsdale asked if they went to an event could they be reimbursed. Chairman Myette advised that for example the Annual Conservation Conference was going to be held on Saturday, November 3rd. Mrs. Neff-Ragsdale indicated that she was interested on attending *How Planning Boards Work*.

3. Eversource (Chuck)

Chairman Myette updated Mr. Richardson concerning the work that was underway. Mr. Broadwater expressed concerns about the scope of work being put into the temporary roads that would surely entice their unapproved use for motorized vehicles and wished to contact them about signs. Ms. Munson will forward the contact information.

4. Subcommittee Reports:

Strategic Land Protection Committee

Chairman Myette advised that they had finally had a chance to meet with the School Board to get them thinking about their future needs.

Planning Board (Chuck)

Chairman Myette advised that there was nothing new to report. Crowley Woods has finished up with Chester and is meeting with Candia next.

Trails (Aaron)

Chairman Myette advised that Mr. Hume, who was not here tonight, had put together the maps for Spring Hill Farm and Wason Pond that were a great hit at the Town Fair.

Spring Hill Farm & Advisory Committee (Chuck)

Chairman Myette advised that Spring Hill Farm Advisory Committee will have a Fall Festival on October 13th with several vendors and an open house at Spring Hill Farm. There will be some antiques on display, spinning wheel, loom, and hay wagon rides through the trails. There will need to be one additional clean up day (tba) before the event and perhaps some brush hogging of the trails. Chairman Myette will send out an email once there is more information on that.

The Committee had a booth at the Town Fair with a couple of nice boards, one about Miss Church and the Farm's activities, with a few items from the house, a small oxen yolk, ice-cream maker, spools of threads. A couple of members of the Historical Society expressed an interest with helping with an inventory.

Chairman Myette advised that the Edible Landscaping looks nice and they took some pictures.

Agricultural Commission – (Chuck)

Chairman Myette advised that the Agricultural Commission had a tent at the Town Fair on September 8th and had raffled a bird house won by Coleen Towle whose brother in law had made it and Buddy Menard had won the basket that was raffled.

The Commission plans to have educational speakers (tba).

Regulations

Grants, Trails Grant

Wason Pond Conservation Area

Mrs. Neff-Ragsdale advised that the Commission was looking at ways to restrict access which is difficult due to the provisions of the federal grant. Some ideas were parking permits, gates for afterhours issues.

Ms. Munson asked if the grant could be repaid to lift the restriction. Chairman Myette agreed that was worth looking into as many other communities have had to close down their parks due to illegal activities taking place which put the less restricted areas at a higher risk.

Chairman Myette advised that there would be a clean-up day on Saturday the 29th from 9 am until about 11 am or 12 pm. They intend to rent a chipper and clean up some of the slash piles.

Chairman Myette advised that there will be a wedding on the 22nd at the Community Center and Covered Bridge areas.

Mr. Broadwater advised that there is still some debris to be removed near the barn, such as old bags of cement.

Security, Park Ranger

Ms. Neff-Ragsdale advised that the new Park Ranger was doing well. He completed his training and hasn't seen much activity in the cooler weather, some smoking, dogs off leashes and parking issues where it is posted "no parking."

Mr. Richardson added that in the pond and beach areas mostly, with some old ATV use along the back edge.

Barn Repair

Chairman Myette advised that the Town will try to schedule the siding of the barn with the Maintenance staff.

CIP Gazebo/Pavilion

Chairman Myette is hoping to get plans from Alicia Spence of the Timber Framers Guild so that a list of materials can be procured. This would be a community project such as the bridge scheduled sometime in late Spring or early Summer.

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 –

Next Meeting: October 9, 2018

Non-Public Session under NH RSA 91-A:3(II)(e) acquisition of real estate

Chairman Myette motioned to go into non-public session under 91A:3(II)(e) acquisition of real estate. Mr. Richardson seconded his motion, with all in favor, so moved.

The meeting room was closed to the public at 9:00 pm.

The meeting room was reopened to the public at 9:35 pm.

Mr. Broadwater motioned to seal the minutes indefinitely. Mrs. Neff-Ragsdale seconded the motion, with all in favor, so moved.

Adjournment

Mrs. Neff-Ragsdale motioned to adjourn the meeting at 9:35 pm. Mr. Broadwater seconded the motion, with all in favor, so moved.

Respectfully submitted,

Nancy J. Hoijer
Recording Secretary