

**Town of Chester  
Conservation Commission  
October 9, 2018  
7:00 PM  
Approved Minutes**

**Present:**

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

**Absent:**

Selectmen Liaison Stephen Landau  
Ted Broadwater  
Baron Richardson

**Guests:**

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

**Call to Order:**

Chairman Myette called the meeting to order at 7:06 pm. Chairman Myette directed that the active alternates would be Kristina Snyder and Victor Chouinard.

**Old Business**

**1. Plan Reviews**

Eric Mitchell – Pipit Estates

Mr. Mitchell stated he has been communicating with Hampstead Area Water Company (HAWC) about the Commission's concerns of their rights to put wells on the property as well as the perpetual ability to supply the existing development or to another. Mr. Mitchell maintains Open Space allows water, wells and distribution systems and provided a letter from HWAC dated October 9, 2018 which addressed their intentions and reassured they have no plans for commercial bottling facilities or filling large water tanker trucks.

Mr. Mitchell discussed with the Commission the possibility of having the homeowner's association monitor the proposed easement's protective restrictions.

Mrs. Neff-Ragsdale asked how many homes are in the project?

Mr. Mitchell stated they are doing 8 homes in their project.

Mrs. Neff-Ragsdale asked if the local water system was just for those homes?

Mr. Mitchell responded in the beginning yes, looking to service people in area, would not go beyond lot with water plan now, just to entrance houses on system already.

Ms. Munson asked in the future there would be interconnected piping?

Mr. Mitchell responded, "correct...they have the right to put wells where water is going in case they need it."

Ms. Munson stated its giving resource to this company that is of value to the Town of Chester.

Chairman Myette stated Conservation Easements are not to be for other commercial uses. "It's the wrong approach for this project." "Need limitations to not supply water anywhere but to those eight homes."

Mr. Mitchell asked for the consensus of the Commission and experience with owned community water systems.

Chairman Myette asked, "any in Conservation land before?"

Mr. Mitchell responded other communities such as Atkinson have.

Chairman Myette stated they are in business to make money. This is a commercial operation extending beyond Conservation land. "Don't think its good for us." Chairman Myette requested attorney find alternatives. "Do not want to commercialize that open space."

Ms. Munson stated if he worked something for service only to those 8 homes she would be good with that.

Mrs. Neff-Ragsdale asked if the developer was married to this water company? Couldn't they find another company?

Mr. Mitchell explained this is the franchise area.

Mrs. Neff-Ragsdale added even the language of use of water elsewhere in the event of an emergency is a negative.

Mr. Chouinard stated, "I don't think we should lease this development."

Ms. Snyder stated she was in agreement.

Ms. Munson "same."

Mr. Hume "same."

Mr. Mitchell asked when the next meeting was. Mr. Hume advised him it was on November 13<sup>th</sup>.

Mr. Mitchell departed the meeting.

## **2. Review of Minutes – September 11, 2018**

***Ms. Snyder motioned to accept the minutes as written. Mrs. Neff-Ragsdale seconded the motion. Mr. Hume abstained from voting due to absence. With 5 voting in favor, so moved.***

### **3. Treasurer's Report (Baron)**

Chairman Myette reported a beginning budget balance of \$703.00 with \$25 spent from miscellaneous, leaving an ending balance of \$678.

Chairman Myette advised members to fill out the sheet for reimbursement if attend conference.

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

### **4. Subcommittee Reports:**

#### **Strategic Land Protection Committee – Non-Public Session 91A:3(ii)(d)**

Chairman Myette advised there were a couple of projects to discuss in Non-Public Session under 91A:3(ii)(d) acquisition of real estate.

***Mr. Hume motioned to go into non-public session under 91A:3(ii)(d). Ms. Munson seconded the motion, with all in favor, so moved.***

The Meeting Room was closed to the public at 8:17 pm.

The Meeting Room was opened to the public at 9:00 pm.

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

***Ms. Munson motioned to accept \$1,600 for appraisal. Mr. Hume seconded the motion, with all in favor, so moved.***

#### **Planning Board (Chuck)**

Ms. Munson reported that SNH Planning was going to be there tomorrow presenting a modified open space plan to encourage smaller, accessible housing, up to 25 acres of open space lots with 12 homes.

#### **Trails (Aaron)**

Mr. Hume renewed the license that expired. UNH is interested in having him present a GIS workshop open to the public on October 18<sup>th</sup>.

Chairman Myette stated the maps Mr. Hume put together were a big hit at the Town Fair and will be passed out at the Spring Hill Farm Fall Festival as well.

#### **Spring Hill Farm & Advisory Committee (Chuck)**

Chairman Myette advised that Spring Hill Farm Advisory Committee will have its Fall Festival on October 13<sup>th</sup> 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

#### **Agricultural Commission – (Chuck)**

Nothing new to report.

## **Regulations**

Nothing new to report.

## **Grants, Trails Grant**

Nothing new to report.

## **Wason Pond Conservation Area**

### **Security & Access**

Chairman Myette advised the Wason Pond Commission is looking to focus on security and consider a lot of options.

### **Barn Repair**

Chairman Myette advised the WP Commission is looking to finish the barn siding. Mr. Chouinard stated it was a well-built barn. Chairman Myette agreed it was in very good shape.

### **CIP Gazebo/Pavilion**

Chairman Myette advised the WP Commission is looking at plans to design a 20x40 pavilion in a style similar to the covered bridge and agreed on pavers for the floor. They are hoping for a community project with the Timber Framers.

Chairman Myette added the Lions Club sponsored a community project in Hampstead and showed photos.

### **Easements, Monitoring & Stewardship**

Chairman Myette asked if anyone was interested in looking at the spreadsheet to identify those that need to be done.

Mr. Chouinard asked if those sent to county had been successful. Chairman Myette advised the format was off and the last two were rejected and reworked.

Chairman Myette advised he received a complaint letter for violations on one property.

### **Miscellaneous –**

1. Annual Conservation Commissioner's Meeting – November 3, 2018

Chairman Myette advised a few are going to the CC Meeting on November 3<sup>rd</sup>.

**Next Meeting: November 13, 2018**

## **Adjournment**

Mrs. Neff-Ragsdale motioned to adjourn the meeting at 9:02 pm. Ms. Munson seconded the motion, with all in favor, so moved.

Respectfully submitted,

Daniel Hoijer  
Recording Secretary