

**Town of Chester
Conservation Commission
August 13, 2019
7:00 PM
Approved Minutes**

Present:

Chairman Victor Chouinard
Selectman Chuck Myette, Liaison
Kristina Snyder
Kathleen Neff Ragsdale
Ted Broadwater
Deb Munson

Absent:

Baron Richardson
Aaron Hume

Guests:

Rick Sibley
Kevin Scott
Josh Naughton

Call to Order:

Chairman Chouinard called the meeting to order at 7:03 PM.

Pipit Estates

Josh Naughton appeared on behalf of Pipit Estates. Mr. Naughton indicated Mr. Mitchell had sent the revised documents concerning the conservation easement changes. Mrs. Neff Ragsdale noted the issue with the wells was resolved to their satisfaction.

Selectman Myette the acceptance of the conservation easement is a part of the process for the open space subdivision. It is a requirement of Planning Board that it be accepted. Mrs. Neff Ragsdale explained this allows a builder to build more densely. The easement is 15.91 acres, Lot 107-3 on Map 5, Route 121. Selectman Myette explained this was somewhat different than a forested parcel, although damages or diseased trees could be removed when necessary. The attorney has reviewed the document. The language which proposed the owners get a 1/8 interest was removed. The next step would be for it to go to the BOS for acceptance.

Mr. Broadwater motioned to accept the Conservation Easement Deed for Pipit Estates Realty Trust. Ms. Snyder seconded the motion. Selectman Myette abstained. Approved 5-0-1.

41 **Treasurer's Report (Mrs. Neff Ragsdale)**

42 Mrs. Neff Ragsdale reported a budget of \$954 with nothing spent. Selectman Myette advised
43 he believed the budget was reduced for the fiscal year beginning July 1st.

44 Mrs. Neff Ragsdale apologized for not having the savings portion of the Conservation fund
45 available on the report from Finance. Mrs. Neff Ragsdale reported:

46	Beginning balance Jumbo CD	\$794,349.05
47	Current Use funds received	+ 15,816.51
48	Ending balance	\$810,165.56
49	Beginning balance Forestry Account \$	40,849.30
50	Interest received	+ 41.99
51	Ending balance	\$ 40,891.29
52	Beginning balance Lincoln Lane	\$ 3,063.05
53	Interest received	+ 3.15
54	Ending balance	\$ 3,066.20
55	Beginning balance Emerson	\$ 10,131.47
56	Interest received	+ 10.42
57	Ending balance	\$ 10,141.89

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

60 Mr. Chouinard will put a call into Rhonda Lamphere to make sure she's aware of the amount of
61 funds required for the purchases that are closing as well as the potential purchases that are
62 closing within the next 90 days so those funds are not rolled into the CD.

63 Selectman Myette advised some funds from the Forestry account could be put towards the
64 purchase and recommended having \$30,000 liquid in the general fund after those purchases.

65 Chair Chouinard reported three checks received from Chester Forest Products, one for \$642,
66 one for \$861 and one for \$661 to be deposited to the Forestry account. Selectman Myette
67 advised Mr. Lewis reported the Woolly Adelgids have affected the Hemlocks and the wood chip
68 market is down.

69 Chair Chouinard reported two invoices, one for the Registry of Deeds for \$58 and one for \$60
70 for the public hearing notice for the July 23rd special meeting. Ms. Snyder recommended
71 making a donation to the non-game fund at Fish & Game to show their appreciation, of \$40.

72 ***Ms. Snyder motioned to donate \$40 to the non-game fund at NH Fish & Game in***
73 ***appreciation. Mr. Broadwater seconded the motion, with all in favor, so moved.***

74

Strategic Land Protection Committee

The purchase and sale was signed and sent to the lawyers for the Currier property which is scheduled to close on August 23, 2019.

The purchase and sale was signed and sent to the lawyers for the Illig property which is closing on September 3rd.

Chair Chouinard noted there has been no update on the Goldsmith property.

The purchase and sale is in the works for the Loranger property on Fremont Road. The next step will be to hold a public hearing at the September meeting.

Planning Board

Selectman Myette is the Liaison for Planning Board. They have a full board at this point and have someone in mind in the event Mr. Hume doesn't return. Planning Board is working on Zoning amendments. The BOS is working with them concerning 5G to have an ordinance in place. Ms. Munson noted the transmitters are small and local and believes it will be a long time to roll out.

Agriculture (Mrs. Neff Ragsdale)

Mrs. Neff Ragsdale reported she was not able to go to their last meeting and will attend in September. Ms. Hoijer will provide contact information for the Chair, Willa Coroka.

Wason Pond Conservation & Recreation Commission

Ms. Snyder reported there is no evidence of beaver activity but will continue to monitor the situation. Selectman Myette questioned whether the summer activity scared them off.

No overwhelming issues were noted with parking. A family reunion may have been the reason for the full parking lot before.

The police are still responding frequently to criminal complaints and would like to have a record of vehicles going in and out. The BOS is working on an ordinance so the police can enforce. Parking permits similar to those issued for the transfer station is one possibility with a charge of \$10-20 for non-resident parking and possibly kiosks to take those fees. This combined with cameras in the future will provide added security.

The Wason Pond R&C Commission went to Wason Pond at their last meeting to view the proposed Pavilion site near where the RC tent is. Some septic covers were noted to be easily removable. One septic may be filled in. Maintenance is taking care of that and the steel tent peg. There was a disconnect with Recreation over the BOS approving the use of impact fees for the engineering costs for the Pavilion. Recreation did not request release and the CIP funds sit with the Planning Board. Recreation did not want to expend the funds until 2020-2021 with one concern being potential vandalism until security measures can be put in place. Wason Pond R&C will meet with Recreation Monday night.

The Trustees are working on another project this month and won't get to the barn siding until September.

112 Road Agent Oleson is working on the parking lot at the Community Center. Poor quality soils
113 will be removed from the top 1" and relocated on site.

114 **Easements, Monitoring & Stewardship**

115 Selectman Myette recommended reviewing the easements that need baselines and contacting
116 RCCD to have those updated.

117 **Presentations (Ms. Snyder)**

118 Ms. Snyder reported the last presentation went very well. Ms. Snyder circulated a thank you
119 note to Fish & Game and will drop that off tomorrow. Hopefully the video will be up soon.

120 For the next presentation in November, Ms. Snyder considers Birds of Prey or Fisher Cats and
121 has some contacts in Derry, the Audubon and the Harris Center who may assist with that. The
122 Commission agreed the speaker if coming that far at night should be offered donation, mileage
123 and lodging. Mr. Broadwater recommended an invasive species presentation in the Spring.
124 Another presentation could be on the Conservation lands that we have tied into the trail maps.
125 Mrs. Neff Ragsdale recommended smaller copies of the Town Conservation map.

126 **Town Fair**

127 Selectman Myette advised it would be the first Saturday after Labor Day, September 7th. The
128 next Conservation meeting is on September 9th. Chair Chouinard will reserve a spot and the
129 details can be worked out via email.

130 **Seminars & Workshops**

131 Ms. Snyder reported the Workshop at Pembroke Academy is coming up in October. Details can
132 be found at the NH Association of Conservation Commissions' website.

133 **Appointment of Members**

134 Spring Hill Farm Advisory Committee

135 Mr. Chouinard, Ms. Snyder and Mr. Broadwater will get sworn in to represent Conservation on
136 this Committee. Their next meeting is Monday, August 19, 2019 at 7:00 PM. Emily Kunelius is
137 the Chair of that Committee.

138 Wason Pond C&R Commission

139 Ms. Snyder will get sworn in to represent Conservation on this Commission and is scheduled at
140 the next BOS meeting. Ms. Neff Ragsdale has been appointed already. Some members will be
141 attending Recreation's meeting which is also on Monday, August 19, 2019 at 7:30 PM.

142 Conservation Commission

143 The Commission invited Rick Sibley to become an alternate member of the Conservation
144 Commission. Mr. Sibley accepted.

145 ***Ms. Snyder motioned to nominate Rick Sibley as an alternate member of the***
146 ***Conservation Commission. Mr. Broadwater seconded the motion. Mrs. Neff Ragsdale***
147 ***abstained. Approved 5-0-1.***

148 Mr. Broadwater will need to renew his term which expires on September 27, 2019.

149 Chair Chouinard was uncertain whether Mr. Hume who had taken a job in Maine would return.

150 Selectman Myette recommended asking Baron Richardson to be an alternate.

151 Chair Chouinard will write a letter to the BOS concerning the appointments and instructed the

152 members to go before them to be appointed and take their oaths afterward with the Town Clerk.

153 Mrs. Neff Ragsdale questioned when alternates vote. Selectman Myette gave a brief

154 explanation assisted by Mr. Scott.

155 **Mail**

156 Chair Chouinard noted he received plans from DuBois & King concerning East Derry Road

157 improvements.

158 **Adjournment**

159 ***Ms. Snyder motioned to adjourn the meeting. Ms. Munson seconded the motion, with all***
160 ***in favor, so moved.***

161 The meeting was adjourned at 8:25 PM.

162 Respectfully submitted,

163

164

165 Nancy Hoijer,

166 Recording Secretary