

August 10, 2022

APPROVED

1 In attendance: Rob Clemens – Chair (remote), Jared Hardner, John Harvey (remote), Rich Hart,
2 Peter Lyon – Board of Selectmen Ex-Officio, Lee Gilman, Steve Lutz (alternate), and Christian
3 Littlefield (alternate).

4 Staff present: Kristan Patenaude – Recording Secretary (remote).

5

6 Also present: Bill Stoughton, Selectman

7

8 Vice Chair Jared Hardner called the meeting to order at 7:01 pm.

9

10 **ADMINISTRATIVE:**

11

12 **1. Chair Comments**

13 None at this time.

14

15 *Christian Littlefield sat for Frank Montesanto. Steve Lutz sat for Bill Widmer.*

16

17 **2. Minutes: July 13, 2022**

18

19 **Christian Littlefield moved to approve the meeting minutes of July 13, 2022, as**
20 **amended [Line 30: Change \$1.7M to \$1.007M]. Rich Hart seconded.**

21 **Roll Call vote: Rich Hart – aye; Lee Gilman – abstain; Jared Hardner – aye;**

22 **Christian Littlefield – aye; Steve Lutz – aye; Rob Clemens – abstain; John Harvey –**
23 **abstain; 4-0-3; motion carried.**

24

25 **3. Planning & Permitting**

26 Steve Lutz reviewed the most recent Planning Board items. He stated that the August 8th
27 Planning Board meeting included a discussion on the proposed Clearview development. The
28 Commission should know that the applicant will be coming before it on August 24th regarding its
29 CUP application, including information on the wetland crossing, buffer disturbances and
30 stormwater design. The applicant has drafted a conservation easement with the Amherst Land
31 Trust. The next Planning Board meeting on the Clearview proposal will be held on September
32 21st. At the first meeting in September, the Board will hear proposed changes to zoning
33 ordinances.

34

35 Rob Clemens noted that he recently saw a request for comment from the Commission regarding
36 the Vonderosa (Hazen property) and development of the Curran property due August 24th. He
37 noted that Bill Stoughton, Planning Board/Board of Selectmen, recently proposed some building
38 code amendments for additional requirements for water quality and quantity ahead of issuing a
39 building permit.

40

41 Bill Stoughton stated that the water quality changes would require testing of individual well
42 water before a building permit can be issued. This will test for the basic level of contaminants
43 DES recommends, along with manganese and PFAS, per the Town. The capacity test for
44 individual wells will use the State recommendations for the optimum capacity, 960 gallons over

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45 4 hours; the State's minimum requirement is 600 gallons over 2 hours. The procedure in the
46 suggested building code change was recommended by a Planning Board consultant for the
47 Clearview development. These proposed changes do not address shared wells. These code
48 changes have to go before the State Building Code Committee before they can be placed on the
49 ballot to be adopted locally. The Commission will review comments on this at its August 24th
50 meeting.

51
52 In response to a question from Jared Hardner, Bill Stoughton explained that, in the context of
53 Clearview there was a great deal of discussion regarding community wells. This issue was raised
54 a little late in the game for that application, as it could be an additional approximately \$1M cost
55 and a 2–3-year process to get approved at the State level. It was not fair to require that of this
56 applicant at the last minute. The cleanest way to make this a requirement for new developments
57 would be through the Town ordinances. These would have to match State law.

58
59 **4. Treasurer's Report**

60 The Commission reviewed the Treasurer's Report but held off on discussion until Bill Widmer
61 could be present.

62
63 **TOPICS**

64 **5. Meadow and Hayfield Management**

65 John Harvey noted that Christian Littlefield has agreed to help him with this project. Meadows
66 are managed for wildlife habitat and hayfields are managed for hay. No nutrients are added to the
67 meadows and the minimum they would be mowed is once a year in the fall after the birds leave.
68 John Harvey noted that he usually waits until once every three years to mow these meadows, but
69 other considerations on when meadows are mowed may be view from the road, and/or soil type
70 of the area. There are three farmers who take hay as a crop and provide the nutrients to these
71 Town fields.

72
73 John Harvey shared a spreadsheet as to which fields should be mowed this year. He is suggesting
74 that the Commission pay Mike Riccitelli to mow the meadows in Town.

75
76 Rich Hart noted that some of Lindabury Orchard needs to be mowed for the upcoming Ciderfest
77 event. John Harvey stated that the grass under the Lindabury Orchard trees is not significant
78 wildlife habitat and, thus, is not included on his list of meadows to manage for wildlife habitat.

79
80 **John Harvey moved to expend \$2,800 for meadow mowing this year from the**
81 **Conservation Fund. Lee Gilman seconded.**

82
83 **Discussion:**

84 **John Harvey explained that the Conservation Fund was previously agreed to be**
85 **used for items that benefit wildlife, which is why he is suggesting this item be**
86 **expended from the Conservation Fund.**

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88 **Rich Hart asked about allocating funds to mow Lindabury Orchard. Jared Hardner**
89 **stated that this should be brought up with Frank Montesanto. Christian Littlefield**
90 **stated that he has spoken with DPW, and they are content to continue to mow the**
91 **upper orchard, but not the lower due to poison ivy and the terrain. Rich Hart stated**
92 **that the area will need to be mowed within the next month. Rob Clemens asked that**
93 **Christian Littlefield sit with Frank Montesanto to discuss this item and find a**
94 **solution.**

95
96 **Roll Call vote: Rich Hart – aye; Lee Gilman – aye; Jared Hardner – aye; Christian**
97 **Littlefield – aye; Steve Lutz – aye; Rob Clemens – aye; John Harvey – aye; 7-0-0;**
98 **motion carried.**

99
100 **6. Invasives Management Update**
101 Lee Gilman stated that a special 30’ boom sprayer was used this year to address poison ivy in
102 Lindabury Orchard. There are some invasive species at Buchanan Park, which is generally
103 managed by the Recreation Department, and he is suggesting removing a layer of Norway
104 maples on the site, through his volunteer services. Rob Clemens noted that abutters may be
105 concerned regarding work completed on the site, and a public information campaign will be
106 necessary. Lee Gilman noted that replanting a shrub layer may create more of a park-feel for the
107 area. Lee Gilman stated that he would reach out to the Rec Department regarding approval for
108 the work. He suggested also notifying the immediate abutters and general public, through a sign
109 placed on the property.

110
111 Lee Gilman stated that there is poison ivy surrounding the sign at the Great Meadow. There is
112 also a great deal of bittersweet, which will soon begin to impede mowing efforts on the site.

113
114 Jared Hardner stated that he does not believe the area surrounding the sign is well-used by the
115 public and the existing signage does not indicate there is a conservation area there. He suggested
116 cleaning up the entrance, placing the fence, and making it a more inviting spot for the public.

117
118 The Commission discussed additional parking at the Great Meadow. John Harvey stated that he
119 believes the entrance should be treated and kept like a park, just as Lindabury is, either by DPW
120 or the Recreation Department. Rob Clemens stated that an abutter, Rick Crocker, has been the
121 caretaker for the property for some time, and his input should be considered. Peter Lyon
122 suggested that the Commission speak with the DPW and the Highway Safety Committee
123 regarding parking for the Great Meadow.

124
125 Lee Gilman explained that purple loosestrife was found and treated at Lindabury Orchard. Jared
126 Hardner noted that there is a lot of this invasive at Buck Meadow which needs to be managed. It
127 has also spread to an abutting property and the owners would like to treat it.

128
129 *John Harvey exited the meeting.*

130
131 **7. Master Plan Update**

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132 Jared Hardner stated that he supplied a few comments to the Planning Board on the Master Plan
133 update. Bill Stoughton stated that a revised draft was released yesterday and will be discussed at
134 length by the Planning Board next week. Jared Hardner stated that the Town's conservation
135 interests are very well represented in the Plan. He hopes this will reflect what was expressed by
136 the general public.

137
138 Rich Hart stated that he mentioned to the Planning Board that he believes information on climate
139 change, increasing temperatures, droughts, and floods, is missing from the Plan. He also stated
140 that the Town may want to consider information on car charging stations in the Plan. Jared
141 Hardner stated that there are action items to address these items in the Plan.

142
143 Will Ludt stated that he sat in on a Transportation Technical Assistance Subcommittee of NRPC
144 meeting and there was discussion regarding the next 5 and 7 years of funding which will be
145 available for charging stations. The surrounding NRPC towns will likely receive some action
146 items about this in the future.

147

148 **8. Other Business**

149 Rich Hart stated that a Ciderfest is planned for September 25, 2022, at Lindabury Orchard. A
150 planning meeting will be held on Friday afternoon. The Board of Selectmen will need to be
151 notified so the appropriate Town Departments can be coordinated. The lower Orchard needs to
152 be mowed under the trees. He asked any Commissioners who are available to help with planning
153 the event to do so.

154

155 Christian Littlefield noted that there has been discussion regarding placing split rail fencing
156 along the Bragdon Farm field. This will likely cost approximately \$19,000, based on various
157 items.

158

159 Jared Hardner stated that, during some Master Plan meetings there was discussion regarding
160 where to cultivate development in the Town, and the consultant stated that the 101A area could
161 be a potential. There was an outpouring of negative feedback from the Master Plan Steering
162 Committee because many want to see the area kept as a bucolic gateway into Town. Bill
163 Stoughton stated that the same section of Town has been designated by the Town and State as an
164 Economic Revitalization Zone, with incentives given for developing in the area. He believes
165 there needs to be more discussion on this topic before the Master Plan is finalized. Jared Hardner
166 stated that there is an action item in the Plan to reevaluate those zones, as it was unclear how and
167 why they were chosen in the first place. Rob Clemens stated that he does not believe any of these
168 comments determine how the Commission should handle the Bragdon Farm field, as this is
169 conservation land and will not be developed. Jared Hardner agreed that the area should be
170 maintained to look like a nice entrance into Town. The Commission agreed to allow Christian
171 Littlefield to explore more about fencing in this area.

172

173 Rob Clemens stated that the Commission reviewed a request through the Recreation Department
174 from an individual regarding a memorial bench to be placed in the Joe English trails/Peabody
175 Mill Environmental Center area. There is precedence for memorials to be placed for past

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176 Commissioners and/or families with special connections to conservation properties. This would
177 not come at a cost to the Commission, but only require the Commission's coordination. Jared
178 Hardner asked that this bench be kept in similar style and design to existing benches in the area.
179 He also suggested that the Commission consider repositioning some of the existing benches
180 around the pond at Joe English. Rich Hart stated that he would prefer benches that differ in style
181 so that there is variety. The Commission agreed it was amenable to placing the memorial bench
182 and would help with coordination of the benches in that area.

183
184 Rob Clemens stated that he has been speaking with the DPW regarding a surveying contract for
185 issues regarding encroachments or boundary disputes in Town. The DPW has a similar need and
186 will help creating an RFQ for this item.

187
188 Jared Hardner stated that a site walk will occur on Friday at 8am of the Wheeler lot where some
189 forestry work was completed over the summer. The group will likely also visit one other
190 property where future work of a similar nature is proposed.

191
192 Jared Hardner stated that the eastern end of the Noble property on Mack Hill Road, through
193 which the Bicentennial Trail and Hemlock Trail run, recently changed hands and the property
194 has been posted. The Bicentennial Trail is now broken, and the Hemlock Trail cannot be used in
195 that section. He plans to contact the owner to find out the rationale. Rerouting of trails may need
196 to be considered.

197
198 **9. Non-Public Session - (pursuant to NH RSA 91-A:3 II (1))**
199 **- Review of potential property acquisitions.**

200 Jared Hardner noted that the Non-Public Session will not be occurring this evening.

201
202 **Steve Lutz moved to adjourn the meeting at 8:27pm.**

203
204 **The meeting was adjourned.**

205
206 *Respectfully submitted,*
207 *Kristan Patenaude*

208
209 Minutes approved: August 24, 2022