

**ACC Oct. 15, 2015 - Minutes**  
**Approved**

**Meeting called to order by Vice Chair Rob Clemens - 7:04**

**Attendance:** Jack Gleason, Bruce Beckley, Rich Hart, Lee Gilman, Paul Indeglia, Rob Clemens, Alternate Anne Krantz – voting for John

**Minutes** - Paul moved that the minutes be approved as sent - passed

**Introduction of Guests:** Galen Lanphies, Chris Guida, Fieldstone land consultants, Jim Callahan & parents, ski trail, Ed & Tracey Dziadek ( [ED.DZIADEK@GMAIL.COM](mailto:ED.DZIADEK@GMAIL.COM))

**Treasurer – Paul, October 14, 2015**

<b>Land Acquisition Account (NBT)</b>	\$	337,124.02	
<b>Town Budget</b>	\$	6,325.00	
<b>Gift Account (TD Bank)</b>	\$	12,447.35	(as of 08-31-15)

**Land Acquisition Account (NBT) Balance: \$337,124.02**

**INCOME**

9/2	\$3,030.00	CONVERSION	
		ML 006-006-001 4 Tranquility Lane	\$3,030.00
9/16	\$10,745.00	CONVERSION	
		ML 005-166-0 99 Christian Hill Road	\$5,000.00
		ML 004-117-0 79 County Road - Benson	\$5,745.00
9/29	\$10,795.00	CONVERSION	
		17 Founders Way #31	\$10,795.00
9/30	\$5.28	INTEREST	
	<b>\$24,570.00</b>	<b>TOTAL</b>	

**Town Budget Balance: \$6,325.00**

01-4611-10-2483 Land Management	\$4,100.00	\$2,425.00
01-4611-10-2484 Town Meadow Maintenance	\$3,000.00	\$3,000.00
01-4611-10-2560 Dues & Subscriptions	\$800.00	\$800.00
01-4611-10-2625 Postage	\$100.00	\$100.00

4611 Conservation Commission	\$8,000.00	\$6,325.00
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**EXPENSES**

9/21	\$2,795.00	MIKE RICCITELLI (Alice, Lindabury, Boutelle, Currier, Bragdon, Joppa)
10/	\$500.00	TAS VAMOS
	\$4,210.00	JL SICKLER (Demolition at Wheeler Property)

**Gift Account (TD Bank) Balance: \$12,447.35**

Roughly \$2,000 comes into ACC from Cider Festival

**PB Update – Rich**

- Approved Case # PZ6583 – Matthew Leighton (Owner) –a Conditional Use Permit for construction of an 840 square foot garage within the Wetland & Watershed Conservation District. 31 Brook Road.

- Fraser land on Brook Rd that surrounds an ACC parcel, abuts other ACC lands, and has the Bi-Centennial Trail crossing in the rear, has been sold and the new owners came before the PB for a general discussion. All the previous permits have expired and a whole new development concept will be required.
- Lindabury Cider Festival was a huge success in part because of a great crop of apples. There are still good apples on the trees – help yourself! They netted over \$2,000 to go for maintenance of the orchard and property.

### Plans & Permits

Case # PZ6584 – 12 Broadway Realty Trust (Owner), **William Wenzel**, Trustee (Applicant)

Request for approval of a subdivision of one residential lot into four.

Chris Guida, Wetlands and Soil Scientist for Fieldstone Land Consultants

The proposal includes plans for a common driveway for 2 lots to the rear that will cross wetlands resulting in 3,205 sq. feet of wetlands impact for a 24" culvert installation. Most of the impact is for the riprap for the sides of the culvert. The intermittent stream it crosses dries out completely in the summer – cation soils with good drainage.

They are waiting for the final NHD – they have reports indicating many kinds of turtles in the area. Each lot will have an on-site septic and well.

Paul asked about the Stormwater report since this is an environmentally sensitive area with impacts to Baboosic Lake. He wants to see the hydraulic report specifically for the reason for the 24" culvert.

Rich suggested a site walk and that was agreed on for Fri., Oct. 16 at 9:00 AM at the site. Rob, Rich Jack and Anne are available.

### Guests:

**Mr. Lanhphies**, Chestnut Hill Rd., abutter to the trail to Joe English regarding resolution to the chicken-dog problem. He has worked with the Police Dept. and John Harvey to make official signs that explain the legal responsibilities of dog owners. Discussion of placement of the signs – Jack thought they should be near the road/parking so visible when walkers get their dogs out of cars rather than in the kiosk at the back.

This should be reviewed after the signs are installed to determine if it is effective in controlling dogs from getting loose on his property.

**Ed & Tracey Dziadek** ([ED.DZIADEK@GMAIL.COM](mailto:ED.DZIADEK@GMAIL.COM)), Map 5, Lot 67, abuts ACC Smith/Patch Hill lot 5-68, at 50 Lyndeborough Rd.

Mr. Dziadek came to discuss what sort of property marker should be installed now that the lot line survey is complete. (½ of this cost, up to \$750.00, to be paid by ACC as voted at the Aug meeting.)

The cost of placing the marker includes the survey of the front line and is estimated to \$1600 (Pin - \$9.00, Granite post about \$145???)

They are expecting the logger to begin the harvest in Nov. and wish to resolve the parking lot situation before then. The survey shows that the parking lot to access the ACC trails on the ACC abutting lot is on the Dziadek property. They are concerned about their liability for any mischief in the parking area, and would like it moved. They are willing to have the loggers clear space on ACC land to relocate the parking lot. Discussion: Site distance is not great and would be worse if the parking were to be moved to the ACC property. A new driveway entrance into Lyndeborough Rd. needs approval of the town Highway Dept. under its Driveway Regulations. Bruce suggested the option of a "Trail agreement" for the parking lot on their property with the town would legally remove any liability of the owners. Rob will forward a copy of the Trail Agreement to the owners. Paul will send the surveying check for the ACC portion and

he will follow up with Bruce Berry about the idea of a new driveway cut for a relocated parking area. More discussion about a marker – Chris Guida from the Fieldstone surveyors who did the survey of the lot line explained the minimum cost to set anything would be \$1500. Is this a decision that the Selectmen should make, and pay for? Check with Selectmen and Town Administrator. Paul will follow up with the Town Administrator

### **Jim Callahan – Smith Lot Ski trail Update**

Jim reviewed that parking lot status – there are many stumps and rocks requiring larger equipment, so the Rec Dept. is going to rent an excavator to do this work this fall. The trails are roughly laid out and he will send a map. He is working with the Rec Dept. on signs – ‘exit’ or ‘Way Out’ signs were strongly encouraged for the public use. A list of signs was recommended to be sent to ACC. The warming hut idea has been changed to a warming shed. Paul cited John’s comments in emails that Jim has done an excellent job. Rich added that he has sent the trail wetlands crossing application to DES and is waiting for approval. OK in winter for skiers to cross when all is frozen.

### **Committee Reports**

#### **Meadow Management – Jack**

He is waiting for the soil test reports from Bragdon that are included in the price by the company applying the ash. The corn has been harvested on the Scott land – the drought impacted the quality of the corn. He is going to work with Mike to continue to remove stones on upper Bragdon. Paul asked about fertilizer application on the Scott land. Jack explained that NRCS monitors this land. No potassium has been added although it is so low that Jack thinks it would be beneficial. He also hopes that Mr. Pomeroy will switch to alfalfa although it is much more expensive to plant.

#### **Warrant Articles for 2016**

John emailed copy for a Warrant Article similar to last year’s Warrant # 38, to change designated portions of Old Mail Road from Class-VI to Class-B Trail for management control and enforceability. Bruce moved, Lee 2<sup>nd</sup> that ACC recommend this to the Selectmen. Passed.

Bruce offered drafts of Warrants to help ACC raise funds for Open Space purchases.

Bruce moved that ACC sponsor a Warrant Article to see if the Town will vote to raise \$200,000 for the purpose of buying Open Space in fee or conservation Easement. Paul 2<sup>nd</sup> Discussion: Paul, When was this last proposed? Whenever - it was voted down. Paul commented that continuous wetland impacts reduce open space over the years – how can we tract them?

Rich suggested asking for 100% of the Current Use Change tax – this was tried in 2014 and voted down. Ways & Means did not support. Lee - what would it take to get their support? Paul noted that it is easier to get vote for a specific parcel. Bruce withdrew his motion, and made a new motion similar to the Warrant Article #39 in 2014 “Shall the Town vote, pursuant to RSA 79-A:25, II, to change the amount of revenues of all future payments collected pursuant to RSA 79-A ( as amended) Current Use Taxation that will be placed in the Conservation Fund in accordance with RSA 36-A:5III (as amended) from 50%, which is the current level, to 100 % which shall take effect on April 1, 2015?” Anne 2<sup>nd</sup>. Unanimous approval.

**Source water Protection Grant** – Paul explained that Colleen, Rich and Anne accompanied him to DES to meet with the grant administrator, Pierce Rigrod. He explained that eligible projects must improve Public Water Supply, and since Amherst does not have a town water supply this grant isn’t applicable. Paul did learn about ‘Rural Water Protection Grants’ that he will investigate. Paul later met with Mark Bender from the Milford Water Dept. to discuss protection of their Curtis well that is located in Amherst on land that abuts Milford Rd. for future protection project ideas.

**Pipeline Update** – Paul KM proposed alternate route south on 101 A that is more acceptable to Amherst impacting far fewer residences. Pennichuck just released an analysis of the impact of explosive events to the Bon Terrain water tower that he will forward. A Wetland mitigation meeting is scheduled for Nov 4 at noon at Amherst Town Hall.

**Lorden Timber Harvest** – Lee reported that it is moving slowly but the work is good. It should be completed in a couple of months. Several wildlife openings have been cleared and a third will be made. Charlie Koch got a good price for red oak trees sold for veneer - \$4,000. The total net is expected to be around \$20,000. The next harvest will be on Haseltine to be done only in winter – will take two winters to complete. Rob would like to be included the next time Charlie does a field inspection, others too. Lee will inform the ACC when this inspection is scheduled.

**River Bank stabilization** – Paul told about a novel and different way that was approved by DES on the Souhegan River in Merrimack that used timbers pounded into the sandy bank to trap sediment and rebuild the bank naturally. An idea to recommend to Souhegan River bank owners in Amherst.

**Wheeler house Demolition** – Jack asked for more details about how the bids were awarded for this work. Bruce replied that he worked with Town Administrator and John to issue the bid packages and that they only got two bids: one with donated labor but charged for equipment and dumpsters and another bid that included dumpsters. The latter got the job. Jack replied that the process needs to be more transparent and include more Commission members. Rob suggested a meeting to review the bidding process, so that future similar contracting efforts are conducted with greater ACC participation. He will set it up to include John Harvey when he returns from his trip.

#### **Round Table**

**Rich** – Lindabury; Randy Chapman would like to attend an ACC meeting to discuss future goals. Apples are still on the trees.

**Jack** related the horrible saga of his wife Jan punctured her hand by an autumn olive thorn while she was helping him to clear brush. Her hand got infected and swelled up like a baseball mitt!!! Beware!!!

**Anne** – passed out the new ACC hats – she will take one to Bill.

She asked who will put up the Hunting signs at the kiosks this year – Jim did it in the past. Rob will look into it.

**Rob** Asked how to get a final copy of Tas Vamos' NRI – John Harvey may have the most recent version.

**Bruce** – suggested regarding the Brook Rd development, that it not be developed above the 'blue' line to reduce environmental impacts

Rob announced the next meeting will be Nov 11. He will send out follow-up notices about action items.

Meeting adjourned at 10:10 PM

Respectfully submitted,

Anne Krantz, secretary