



Town of Amherst, NH
Conservation Commission
Final Minutes
Barbara Landry Meeting Room
Wednesday, December 12, 2018

Conservation Commission members in attendance were: Chairman Rob Clemens, John Harvey, Lee Gilman, Vick Bennison, Bill Widmer (Alternate member voting for Jared Hardner), Rich Hart, Bill Stoughton (Alternate member, not voting).

I. Call to Order

Chairman Clemens called the meeting to order at 7:02 PM.

II. Chair Comments

Chairman Clemens noted the Board of Selectmen had announced the hiring of a new Town Administrator.

III. Review of Meeting Minutes

Chairman Clemens deferred review and approval of previous meeting minutes as Ms. Patenaude was unable to attend. Mr. Stoughton will draft minutes of tonight's meeting.

IV. Treasurer's Report

Mr. Harvey presented the Treasurer's Report, including the receipt of a generous gift of \$1000 from Opportunity Networks in memory of Mr. Bill Long. Chairman Clemens noted he had received a note from Ms. Sue Long thanking the Commission for the trail and bench dedication in memory of Mr. Long.

A MOTION was made by Mr. Bennison and SECONDED by Mr. Gilman to accept the Treasurer's Report as submitted.

Voting: all aye; motion carried unanimously.

V. Planning & Permits

Mr. Hart noted that the Planning Board review of a proposal for a new development off of Route 122, where the old car show/flea market used to be, has been deferred until January 2019 at the developer's request.

38 Mr. Hart again noted that he has been thinking about how to deal with the impact of climate
39 change, within working on the Master Plan. He again suggested the Commission consider
40 building artificial vernal pools on their land. He also suggested the town look at adding
41 electric vehicles and solar panels in order to become a net zero energy town.
42

43 **a) Shoreland/Conditional Use Permit (Map 25, Lot 44) – Tom Carr, Meridian Svcs**
44

45 Mr. Tom Carr of Meridian Land Services, on behalf of the homeowners, stated the owners
46 are seeking approval for an addition to the existing house on the property. Although the size
47 of the house is increasing, the net total amount of impervious area will be reduced through
48 the removal of existing impervious materials. In addition, the proposed plan changes the
49 routing of existing gutter outflow from uncontrolled to new roof leader infiltration trenches.
50

51 In response to a question from Mr. Gilman, Mr. Carr stated there are no changes to the 100-
52 year floodplain as a result of the proposed plan. In response to a question from Chairman
53 Clemens, Mr. Carr stated he expected the existing soil conditions would result in satisfactory
54 performance from the proposed roof leader infiltration trenches. Mr. Carr stated that if
55 unexpected conditions are encountered during construction, plan modifications would be
56 sought.
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58 Chairman Clemens stated he would send a summary note to the Planning Commission
59 indicating the Conservation Commission did not have concerns with the proposed plan.
60

61 Separately, Mr. Carr stated he would be willing to volunteer his time should the Commission
62 wish to consider construction of vernal pools on Commission-managed property.
63

64 **VI. Wheeler Lot Update – Mr. Harvey**
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66 Mr. Harvey reported on a site visit to the Wheeler property. Previously the Commission had
67 discussed increasing public access to portions of, and signage for, this property, which
68 appears to have been the site of a saw mill at one time. Mr. Harvey reported that
69 considerable cleanup of trash and abandoned materials and work to address potentially
70 hazardous features of the site would be necessary and recommended not increasing public
71 access at this time. The site is remote and has been in its current condition for many years,
72 and does not require immediate action. Following discussion, and at the Chair's request, Mr.
73 Harvey agreed to advise on what would be necessary to cleanup to an acceptable degree to
74 permit increased public access. The Chair stated the Commission would take no action to
75 increase public access or add signage pending further discussion on clean-up efforts.
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77 **VII. Lot Consolidations – Mr. Harvey**
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79 Mr. Harvey discussed the potential consolidation of the contiguous Davis (7-73-1) and North
80 of Davis (7-76) lots. The deed for the Davis lot includes a provision requiring the lot be
81 conserved. The North of Davis Lot deed does not include any similar restriction. Mr.
82 Harvey reported he had consulted with the town Tax Assessor and, in the Assessor's opinion,

83 the lots could be consolidated without changing the conservation status of either current lot.
84 The portion of the consolidated lot that was formerly the Davis lot would be subject to the
85 conservation restriction, the remainder of the consolidated lot would not. Mr. Stoughton
86 suggested management of the consolidated property may be more difficult as other means
87 would be required to denote the conserved status of a portion. Chairman Clemens asked
88 whether and how the entire property could be restricted for conservation purposes.
89 Following discussion, Chairman Clemens agreed to introduce Mr. Stoughton to Attorney
90 Drescher, and Mr. Stoughton agreed to discuss with Attorney Drescher the authority for and
91 method of extending conservation status to Commission-managed properties that lack such
92 status.

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94 **VIII. Round Table**

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96 Mr. Bennison stated putting “You are here” maps at trail intersections would likely cost
97 \$1000 or more. Chairman Clemens suggested that the placement of such maps be prioritized
98 so that the expense could be spread over more than one year.

100 Mr. Harvey stated he was putting together a Grasslands Habitat Management Workshop for
101 the spring.

102 Chairman Clemens reported several items:

- 103 a. At a recent meeting, conservation commissioners from other towns reported having to take
104 action because of increased beaver populations and damming.
- 105 b. Bat health is a concern in the state because of recently increased infection rates. New
106 Boston Air Force Station (“NBAFS”) personnel reported they had completed a survey of bats
107 on the Station property (which abuts the Joe English properties). Chairman Clemens will ask
108 NBAFS personnel to present their findings to the Commission, tentatively at the planned
109 January 23, 2019 meeting.
- 110 c. A revision to Mr. Cohen’s Outreach plan will be discussed at the January 11, 2019
111 meeting.
- 112 d. Progress has been made on digitization of Forestry data. The Commission should receive
113 a status report soon.
- 114 e. The Society for the Protection of New Hampshire Wilderness has asked for pictures of the
115 Joe English property. Please send pictures to the Chair. Following discussion, Mr. Bennison
116 agreed to research potential repositories the Commission might use for pictures related to its
117 properties and activities.

118

119 **IX. Non-Public Session**

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121 *MOTION was made by Chairman Clemens and SECONDED by Mr. Harvey to enter a non-*
122 *public session pursuant to NH RSA 91-A:3, II(d) for purposes of discussing potential*
123 *property acquisitions.*

124 *Voting:* .

125 *Chairman Clemens: Aye*

126 *Commissioner Harvey: Aye*

129 *Commissioner Gilman: Aye*
130 *Commissioner Bennison: Aye*
131 *Commissioner Widmer: Aye*
132 *Commissioner Hart: Aye*

133
134 *Motion carried.*

135
136 Whereupon, at 8:10 pm, the Commission entered Nonpublic Session.

137
138 At 8:30 pm, the Commission left the Nonpublic session and returned to Public Session.

140 *Upon the suggestion that public release of the minutes of the Nonpublic Session just*
141 *concluded would render the Commission's actions in such session ineffective, MOTION was*
142 *made by Mr. Gilman and SECONDED by Mr. Harvey to seal the minutes of the Nonpublic*
143 *Session for a period of 90 days, subject to further extension.*

144 *Voting: .*

145
146 *Chairman Clemens: Aye*
147 *Commissioner Harvey: Aye*
148 *Commissioner Gilman: Aye*
149 *Commissioner Bennison: Aye*
150 *Commissioner Widmer: Aye*
151 *Commissioner Hart: Aye*

152
153 *There being affirmative votes in excess of the 2/3 required, Motion carried.*

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155 **X. Adjournment**

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157 *A MOTION was made by Mr. Bennison and SECONDED by Mr. Harvey to adjourn the*
158 *meeting at 8:35 p.m.*

159 *Voting: all aye; motion carried unanimously.*

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168 *Respectfully submitted,*
169 *William R. Stoughton*

172 **Finance and Asset Manager Report**
173 **As Of November 30, 2018**

175 **Treasury**

- 176 • **Conservation Fund: \$609,819.72**
 - 177 ◦ Paid VCS (Beaver Brook): \$1,500
 - 178 ◦ Paid Koch (Forest GIS survey): \$4,517.50
 - 179 ◦ Deposit (Interest): \$201.61
- 180 • **Town Budget FY19: \$20,049.08**
 - 181 ◦ Paid Ricitelli (Meadow mowing): \$1,072.50
 - 182 ◦ Paid SpeedPro Graphics (Trail maps): \$582.38
- 183 • **Gift: \$8,948.37**
 - 184 ◦ Income (Opportunity Networks): \$1,000
 - 185 ◦ Deposit (Interest): \$7.78

187 **Contracts, Leases and Purchases**

- 188 •

189 **Assets**

- 190 • No transactions