

TOWN OF NEWMARKET, NH
CONSERVATION COMMISSION

December 8, 2016

7:00 PM Council Chambers

Members Present: Jeff Goldknopf (Chair), Marianne Hannagan, Ann LaFortune, Patrick Reynolds, Julia Sinclair (Alternate), and Phil Nazzaro (Town Council Rep - Ex-Officio)

Members Absent: Drew Kiefaber (Vice Chair), Andrea Sellers (Treasurer), Bob Gazda (Alternate), and Ezra Temko (Planning Board Rep) excused

Called to Order: 7:02 PM

Agenda Items:

1. **Pledge of Allegiance**

2. **Roll Call**

The Chair appointed **Julia Sinclair** as a voting member for this meeting.

3. **Public Comments**

There were no public comments.

With a speaker present in the audience, the Chair asked to move the agenda forward to an item under Old/New Business. There was no objection.

8. **Old/New Business**

Old Business:

Schoppmeyer Park Update: Richard Shelton, Chairman of the Schoppmeyer Park Committee, returned to review the progress made on the purchase of an appropriate property. Val Shelton has determined the value of the selected property at 10 N. Main Street (3.2 acres with two easements) to be approximately \$57,000. The Newmarket Community Church, current owner of the parcel, wanted \$70,000. After negotiation, all parties agreed on \$60,000. The Purchase and Sale agreement is being prepared by the Town Attorney, John Ratigan. The cash and in-kind donations received so far totals \$47,568. With Mr. Cheney's donation of \$50,000, the amount raised is \$90,568. Mr. Cheney has promised to match the monies raised if they reach \$50,000 with an additional \$50,000 gift. Gifts are still coming into the Town. Once the P&S is prepared, it must be presented to the CC for review and approval. The CC will then recommend the purchase to the Town Council. The TC will schedule a meeting for the first reading, then another meeting for a public hearing and a vote. Mr. Shelton has agreed to send a copy of the easement language to the Chair for comment and distribution to the CC. He is hoping that, if everything goes well, construction might begin in the spring. The Commission thanked Mr. Shelton for all of his hard work to make this happen!

The meeting returned to the agenda.

4. Approval of Minutes

November 10, 2016:

Action

Motion: Patrick Reynolds moved that the minutes of November 10, 2016 be approved as drafted.

Second: Ann LaFortune

Vote: Approved 4-0-1

5. Treasurer's Report

With the absence of the Treasurer, the members reviewed the financial report and had no questions or concerns.

6. Committee and Subcommittee Reports

Town Council: Phil Nazzaro reported that the TC is working on sub-contracting the Town Financial Director position with the School Business Administrator position to begin March 1. The position will be half-time Town and half-time School District. Office staff will remain the same.

Planning Board: Ezra Temko reported by email: "...the Dame Rd. project was approved, with conditions. The conservation commission recommendations were incorporated into the approval. Also, the subcommittee for future land use planning would be happy to let us know when they are discussing topics pertaining to the environment." The Chair mentioned that he had an opportunity to meet with Diane Hardy before the meeting to discuss the project.

7. Chairman's Report

New Road/Young Drive Drainage Project: The Chair signed the Underwood Engineers NHDES wetlands permit. Phil MacDonald, from Underwood Engineers, contacted the Chair and believes that there may be changes in the future based on his re-examination of the outfall area. LRAC submitted a letter to NHDES (and copied the CC) outlining their concerns. Comment No.5 on page 2 of their letter is especially important (see appendix pages 1 and 2 at the end of the minutes).

8. Old/New Business (continued)

Old Business:

Dearborn Property Donation: The deed has been recorded at the registry. The Chair has been contacted by Steve Walker, Stewardship Specialist from the Office of Energy and Planning. OEP holds the easements on the property and would like to take a site walk with members of the CC as soon as possible. There are several concerns with abutters, the corners need to be replaced, and the land must be surveyed. He wants to meet for the walk on Monday, December 19 at 7:00 am. Ann LaFortune has agree to go and possibly Patrick Reynolds. The Chair will email members to confirm. The CC will arrange for the new survey and place perimeter tags. The cost will likely be between \$2500-2600. A special thanks to the heirs of the estate for donating this beautiful piece of land to the town.

Piscassic-Loiselle Kiosk: Julia Sinclair met with Ellen Snyder and Ellen had several questions for the CC. 1) *Ellen wanted to know if the CC has any GIS file of the property.* The Chair has a copy of an MXD file that he will email to her. 2) *She wanted to know what we want the map to look like (i.e. Google Earth, clear topo map, just the trails?).* The CC discussed different options and they felt that the map style should be an aerial view. The Chair would like to see a topo map available online that anyone could print from home. Julia will measure the kiosk for map size. 3) *What size should it be?* The CC would like the map to cover 70-75% of the kiosk in order to leave space for other signage. The CC will defer to Ellen whether the orientation of the map should be portrait or landscape. The CC would like to have the Audubon property on this kiosk as well. Julia Sinclair will continue to reach out to them for permission. 4) *Do we have a large*

format printer for drafts? The Chair has access to a printer and Ellen just needs to email him a pdf file to plot the map out.

Trail Finder Workshop at UNH Extension: Julia Sinclair and Patrick Reynolds attended the Trail Finder Workshop at UNH last Wednesday. Trail Finder is a tool to help people get out, get active and explore our beautiful area. They originated in VT and are moving into NH. The Southeast Land Trust (SELT) is currently working with Trail Finder to promote their large property in Kingston which has many trails. A Keyhole Markup Language (KML) file is required for posting on the site. An designated administrator is also required to make additions, updates, and corrections. UNH Extension has volunteered to maintain the data for us. UNH Extension would also be able to provide an intern to hike the land and create a KML file for us. Patrick suggested that we try this program with the Piscassic-Loiselle property first and, best of all, there is no cost to us. Our site could become very 'social' with uploaded pictures. So far there is no app for a smart phone, but you can use Safari to go online. More information is available at: <https://www.trailfinder.info/> and https://extension.unh.edu/resources/resource/6282/Trail_Finder_Documents

There will be another workshop on making the KML files on January 9 that Julia Sinclair plans to attend.

Easement Monitoring Progress & Schedule:

- **Silverman-Schneer:** Andrea Sellers sent an email that she is currently working on the monitoring report. She completed the walk and there were no changes in the property from last year.
- **New Roots Farm:** Drew Kiefaber sent an email that he has reached out to the Cantara's regarding the monitoring and has not heard back. He will send another message.
- The SELT has completed the monitoring of the Hilton Easement, submitted the report and a bill to the CC. Deborah Goard, Easement Stewardship Director for SELT, found nothing out of order on the easement. She met with Mr. Hilton briefly, but he did not walk the property with her. There is a property corner that is missing and needs to be repaired. Mr. Hilton has no plans to exercise any of his reserved rights and will not make any changes to the property in the future.

Action

Motion: Jeff Goldknopf moved that the CC pay \$150.26 to Southeast Land Trust of NH for the annual monitoring of the Hilton Easement.

Second: Marianne Hannagan

Vote: Approved 5-0-0

9. Adjournment

Action

Motion: Jeff Goldknopf moved that the meeting be adjourned.

Second: Marianne Hannagan

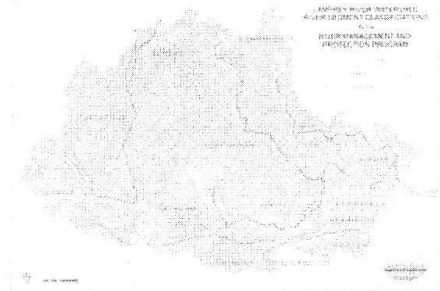
Vote: Approved 5-0-0

The meeting was adjourned at 8:24 PM.

The next meeting will be held on Thursday, January 12, 2017.

Respectfully submitted,

Sue Frick, Recording Secretary



Lamprey Rivers
Advisory Committee
c/o 203 Wadleigh Falls Road
Lee, NH 03861
www.lampreyriver.org

*Protecting the rivers that connect our fourteen communities
Barrington, Brentwood, Candia, Deerfield, Durham, Epping,
Exeter, Fremont, Lee, Newfields, Newmarket, Northwood,
Nottingham, Raymond.*

December 1, 2016

Mr. David Price
NHDES
PO Box 95
Concord, NH 03302-0095

Re: New Road/Young Lane drainage infrastructure improvements
Tax Map U3 Lot 47, Newmarket, NH
File Number: unknown

Dear Mr. Price:

The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey Rivers Advisory Committee (LRAC) according to NHRSA 483. The project application was received by the LRAC and sent to the Project Review Subcommittee for review. Upon final review, we offer the following comments:

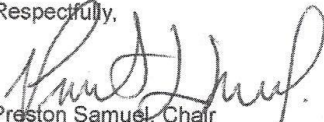
1. Documents reviewed were NHWB Application for Tax Map U3 Lot 47, Young Lane, Newmarket, NH, undated and unsigned. Also reviewed were a Wetland Functional Evaluation prepared by Marc E. Jacobs, dated August 26, 2016, and a set of half-sized plans for New Road Drainage Improvements, 13 sheets, prepared by Underwood Engineers and dated November, 2016.
2. The proponent (Town of Newmarket) proposes to intercept existing New Road drainage away from the current Moonlight Brook drainage basin in an effort to lessen potential for flooding impacts such as those experienced during storms of record about ten years ago on Route 108 and Creighton Street. The stormwater will be redirected through new structures to the Lamprey River via Young Lane. This routing will disturb a small wetland on town property just to the north and west of a waterfront parcel owned by the New Hampshire Fish and Game Department.
3. The Wetland Function and Value Report concludes that the principal function of the existing wetland is to trap sediments and nutrients. The proposed drainage improvements will include a gravel wetland and bio-retention facility that will significantly

increase the retention of these pollutants.

4. The NH Natural Heritage Bureau notes that although there was a NHB record present in the vicinity, it does not expect any impacts by the proposed project.
5. According to the included NHDES Pre-Application Consultation Notes of July 7, 2016, Newmarket is completing a flood study for the Moonlight Brook watershed. In this application there is nothing to suggest that the study is completed, or the degree of relief from flooding that would be afforded by the proposed action. What justification is there, at this time, for the disturbance of this wetland? It seems that approval of this application should be withheld until the AoT application can be reviewed.
6. We note that according to Sheet 8 of the plans, a certain amount of existing vegetation will be removed to allow construction of the outfall leading from the end of Young Lane to the rock-lined outlet at the river's edge. We request that compensatory plantings be provided to minimize the view from the river into the industrial areas.
7. It is noted that this project will require both a Shoreland Permit and an Alteration of Terrain Permit before construction. We reserve further comment until the receipt of those two applications.

Thank you for the opportunity to comment on this project.

Respectfully,



Preston Samuel, Chair
Project Review Subcommittee

cc: Tracie Sales, NHDES
Newmarket Conservation Commission, Planning Board
Philip MacDonald, Underwood Engineering, Inc.