

Conservation Commission October 11, 2012 Minutes

TOWN OF NEWMARKET, NH

CONSERVATION COMMISSION

October 11, 2012

7:00PM Council Chambers

Members Present: Drew Kiefaber (Chairman), George Hilton, Jeff Goldknopf, Stephanie Coster (Alternate), Jessica Veysey (Alternate), Janice Rosa (Planning Board Rep), Dan Wright (Town Council Rep)

Members Absent: Bruce Fecteau (Vice Chair), Fred Pearson, Donald Tucker (Alternate)

Called to Order: 7:04 PM

Agenda Items:

1. Pledge of Allegiance

2. Roll Call

Drew Kiefaber nominated Stephanie Coster and Jessica Veysey as voting members in the absence of Fred Pearson and Bruce Fecteau.

3. Public Comments

There were no public comments.

4. Approval of Minutes

September 13, 2012: There were two edits.
Action

Motion: Janice Rosa made a motion to approve the minutes as revised.

Second: George Hilton

Vote: All in favor. Drew Kiefaber, Jeff Goldknopf, Dan Wright abstained due to absence at the September meeting.

5. Treasurer's Report

Jeff Goldknopf distributed the financial report and reviewed the activity for the month.

6. Committee and Sub-Committee Reports

- Town Council Report – Dan Wright reported that Hydro Resources' presentation to the Town Council raised a lot of red flags and they have sent a letter requesting a response to those concerns. There is no response yet.

- Planning Board Report – Janice Rosa reported that the septic system concerns of the pet crematorium were addressed and it is moving forward. The lighting issue along the riverfront has been presented twice now before the Planning Board.

- Dam Removal Subcommittee – Stephanie Coster reported that the proposals have been ranked and they are getting ready to begin interviewing.

- Sub-Committee Reports

§ Policy and Process – Drew Kiefaber reviewed the details of the annual budget request that he presented to Interim Finance Director, Matt Angell. He recommended that the postage expense line remain at \$60 and increase general supplies line to \$250. For dues and subscriptions he requested \$390, an increase from \$250 to reflect the actual dues paid over the past year. For contracted services, he requested an increase to \$291, which covers the cost of the Hilton Easement monitoring. There is a new line item for salaries for the recording secretary with a forecasted expense of \$1000. These expenses used to be pulled from the general fund but they are now being allocated to the Conservation Commission budget.

§ Land Protection – Nothing to report.

§ Trail Maintenance – Drew Kiefaber and Jeff Goldknopf walked the proposed trail with Brett Bergeron and encouraged anyone interested in helping to participate on Oct. 28th with his project.

§ Education and Outreach – Nothing to report.

7. Chairman's Report – Budget Request

The budget request details were reviewed under the Policy and Process Subcommittee updates. Drew Kiefaber reviewed the mail correspondence for the month; Trust for Public Lands; two mailings for NH Association of Conservation Commissions Annual Meeting on Nov 3rd in Concord; Southeast Land; and two copies of the newest Great Bay Matters. The Nature Conservancy sent a field guide that he will place with the Newmarket Public Library for public access.

8. Old/New Business

Brett Bergeron – Trail Project on Audubon Sanctuary

Brett Bergeron discussed his Eagle Scout project, the construction of a new trail off Wadleigh Falls Road, including trail signage and a kiosk that displays a map along with other information on the property. A portion of the new trail will connect with the existing Piscassic-Loiselle trail and construction on the trail will begin on 10/28/12 at 9:30AM with his Scout troop. Stephanie Coster asked how long the new trail will be. Brett Bergeron responded that he was unsure of the exact length but that it was longer than the existing Piscassic-Loiselle trail. Janice Rosa asked who would be responsible for the maintenance of the trail and he explained that he was hopeful it would have enough usage to not require too much maintenance but that the Scouts would be able to monitor maintenance needs. Drew Kiefaber

explained that Audubon owns the property where he is building the trail and there is a short portion that intersects with Piscassic-Loiselle. Drew Kiefaber offered to locate an existing kiosk plan design that Brett can reference for his kiosk design and construction. Rose-Anne Kwaks, Wadleigh Falls Road, inquired about the route of the trail in relation to Follett's Brook and offered to donate \$100 toward the cost of the kiosk construction.

Wetlands Permit Application – 13 Water Street

Jeff Goldknopf recused himself. Tim Nichols from AEC reviewed applications for the redevelopment of a property near the Schanda Park boat launch. Because the property is within 100' of the river, a wetlands permit is required and is requesting an expedited review. He reviewed the details of the restoration and reconstruction of the property. The existing old blacksmith shop will undergo an historical restoration so there will be no significant alterations or changes to that building. The pavement between the existing building and the church will be replaced with a permeable gravel material. The driveway will be covered with granite cobbles which will drain to an existing catch basin. They plan to increase the filtration at that section using silk sack that will go into the one catch basin at the corner of the site. A new 4-unit townhouse building will be constructed in the existing parking lot along the Rivermoor parking lot but the gross square footage will be slightly less than the existing structure. Each unit will have one parking area under the townhouses. All of the roof runoff will be collected and reused for onsite irrigation. The existing driveway along the river walk will be reduced slightly and 8 parking spaces there will be reduced to 3. The grade of the paved areas will not be changed. Permeable pavers will be added along the arched section; there is a prominent American elm on site, one of the largest in New England that will remain in place. That area will be landscaped with native, local plants on DES listing of approved plantings. Drew Kiefaber asked about snow removal being stored off-site and Mr. Nichols explained that has not been determined yet but they will need to look to see if any exceptions are needed due to its proximity of the river. The building will exceed LEED standards. There will be no excavation on site as the foundation will be slab. Jessica Veysey suggested that the Conservation Commission recommend the use infiltrator strips or impervious pavers for the road along the riverfront. She also pointed out several discrepancies in the written proposal and reiterated the concerns of the Conservation Commission about the lighting along the riverfront. She explained that lighting along wetlands is not necessarily good for aquatic invertebrates and one way to mitigate those impacts would be to use bulbs that are in the yellow end of the spectrum (low pressure sodium bulbs or LED in the yellow spectrum). Mr. Nichols agreed to consider that and said that the lighting will be dark sky compliant. Drew Kiefaber explained the expedited review of the permit requires the signature of the Conservation Commission and without it the application is not eligible for expedited review.

Action

Motion: Jessica Veysey made a motion to sign the expedited review. She will draft a letter to the Planning Board to summarize the concerns regarding the lighting and the additional pervious pavement, in conjunction with the expedited review.

Second: Janice Rosa

Vote: All in favor.

Marc Jacobs – 271 Ash Swamp Road

Mr. Jacobs represented the property owners of 271 Ash Swamp Road; the owners are proposing the construction of a carport at the location and Mr. Jacobs reviewed the plan to find out if a special permit would be needed for this activity. The new carport would be within 768 sq ft of the wetland buffer zone. There was discussion around regulation 503.e4 and alternative locations for the carport that would not impact the buffer zone. The recommendation of the Conservation Commission is to present the proposal to the Town Planner or Planning Board for clarification and to schedule a site walk to include members of the Conservation Commission.

Heritage Festival Recap

Stephanie Coster reported that there were two members of the public who attended the guided walking tour at Wiggin Farm. The weather was damp, which may have impacted the attendance. The boat trips were abbreviated because of the tides; the Saturday afternoon session was very well attended and ran until 7:15PM. Sunday there were quite a few people in the morning but they had to get the boat out of the water by noon. Jessica Veysey observed the animals from the petting zoo were in the lower parking lot and she spoke with one of the coordinators about the problem and asked them to move them away from the riverfront next year.

Rosa Gravel Pit Renewal Application

Janice Rosa recused herself. Drew Kiefaber shared a letter from the Planning Board requesting comments regarding the Rosa's request to renew the gravel pit application. The Planning Board has scheduled a site walk for October 20 at 9AM and Drew Kiefaber suggested that the Conservation Commission be represented at the site walk. The reason for the request for comments is related to its location above the aquifer. Jessica Veysey and Stephanie Coster said that they may be able to attend but would need to confirm their schedules. Mr. Rosa also offered to escort anyone from the Commission separately if they are unable to meet on the 20th. Drew Kiefaber said that the Conservation Commission agreed to provide comments on the application in time for the 11/11/12 Planning Board meeting. Rose-Anne Kwaks, Wadleigh Falls Road, raised concerns regarding the potential of contamination of the aquifer from the loam being used for fill. Drew Kiefaber explained that the Conservation Commission does not have purview to make decisions regarding permit application. Mr. Rosa explained that the pit was permitted in 1984 and re-permitted in 1993 so it existed before the aquifer overlay district. He is required to reclaim the pit with "suitable, organic" material and that he complies with that requirement. He stated the source of the loam he brings to the site is brought in from woodland, field, excess loam around a house and that the most recent well testing conducted 7 years ago showed no contamination. Ms. Kwaks clarified that she is not implying that contaminated materials are being placed on the pit but is concerned about the fact that material is being brought in from off-site.

Easement Monitoring

There was a review of the easement monitoring schedule of the 5 properties under the Conservation Commission. The site walk for Piscassic-Loiselle will be on Sunday, 10/21 at 9AM.

Status of Prime Wetlands

Jessica Veysey reported that Newmarket does have prime wetlands designated by the state, but that Follett's Brook was removed some time ago because the town was considering it for a well water resource. Since then, the town has abandoned the project because of the cost but that the Conservation Commission might want to get that one added back on the DES prime wetlands list. This will be added to the Policy and Process subcommittee to gather more information to share with the Town Council in an effort to get Follett's Brook back on the Prime Wetlands listing.

Action Item List

There was a review of updates on the Action Item List.

§ Put up dog waste signs

- o Complete and in place; there are two spare signs that Drew Kiefaber is considering placing on Cedar Street, near the town pump station because of the drainage in that area.

§ Resolve Wiggin Farm encroachment issue

- o Complete; Drew Kiefaber thanked Mr. Russell for moving dog house/run on Wiggin Farm and asked him if he wants boundary line clarification

§ Find someone to help mow / maintain parking lot and trail head at Piscassic-Loiselle

o No action has been taken but someone is doing it. Whoever it is, we thank you.

§ Discuss Eagle Scout project: new trails on Kwaks property

o Complete

9. Adjournment Action

Motion: Janice Rosa made a motion to adjourn.

Second: George Hilton

Vote: All in favor.

Meeting adjourned at 9:20PM.

The next meeting is scheduled for Thursday, 11/08/12 at 7PM.

Respectfully submitted,

Becky LaPense