



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Conservation Commission

November 10, 2022, at 7:00 PM

Town Hall Auditorium

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment**
4. **Guest Speakers: Community Oyster Gardening at Newmarket, Kimberly Arlen and Brianna Group, The Nature Conservancy**
5. **Acceptance of Minutes, Sept 8, 2022, October 13, 2022**
6. **Finance Report**
7. **Committee/Board Reports**
 1. **Planning Board/Town Planner**
 2. **Riverfront Advisory**
 3. **Town Council**
 4. **Energy and Environment Committee**
8. **Conservation Easement Monitoring**
9. **Land Stewardship/Conservation**
 1. **Piscassic River-Loiselle Conservation Area**
 2. **Sliding Rock Conservation Area – LRAC application**
 3. **Wiggin Farm**
10. **Other**
11. **Adjourn**



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Conservation Commission

September 8, 2022 at 7:00 PM

Town Hall Auditorium

DRAFT MEETING MINUTES

Members Present: Ellen Snyder (Chair), Melissa Sharples (Vice-Chair), Cris Blackstone, Jeffrey Goldknopf (Planning Board Rep.), Sam Kenney, and Julianna Tyson.

Members Absent: David Bell and Colin White (Town Council Rep. – *ex officio*)

The Chair called the meeting to order at 7:00 PM.

[time on DCAT 4:42]

1. Pledge of Allegiance

2. Roll Call

3. Public Comment

No members of the public were present this evening for comment.

The Chair wanted to amend the agenda this evening to add two items: (#9) a discussion of the October 15 event after Land Stewardship (#10) and a request for a wedding ceremony at Heron Point Sanctuary. The Chair also moved the Minute Approval (item #4) to later in the meeting and moved the agenda forward to the Finance Report without objections.

5. Finance Report

The Chair reported that the ConCom did receive an increase in the General Fund budget for FY23. There were no major expenses for last month except for the Heron Point kiosk. The balance in the Conservation Fund as of 8/1/2022 is \$129,846.64 and the Schanda Park Fund is \$4,764.46. The budget proposed by the ConCom for FY24 has been submitted by **Bart** to the Town Manager.

6. Schanda Park: Permit Application

[time on DCAT 7:31]

Mr. Jerry Collins submitted an application for the use of Schanda Park to store the ‘pocket’ of Chick’s Weir from October 2022 to June 2023. He has made this request annually.

Action

Motion: **Melissa Sharples** moved to approve the permit for Mr. Jerry Collins to use Schanda Park for the storage of the ‘pocket’ of Chick’s Weir for October 2022 to June 2023.

Second: **Cris Blackstone**

Discussion: None

Vote: **Approved 6-0-0**

7. Guest Speaker- Emma Tutein **[time on DCAT 11:25-1:36:00]**

Emma Tutein, Natural Resources and Land Conservation Field Specialist with UNH Cooperative Extension, has agreed to review best easement monitoring practices for the members before the easement monitoring in Newmarket begins this fall. The Town currently holds seven easements that the ConCom is responsible for completing or sub-contracting the annual monitoring. The members all received handouts to go with the presentations. For the monitoring workshop, Ms.Tutein is using the Smith Sisters Conservation Easement which is land owned by NH Audubon (another conservation organization vs. an individual landowner) on Rt. 152. (This property is also referred to as the Kwaks/Smith Sisters Wildlife Sanctuary, Newmarket/Durham by NH Audubon [Kwaks/Smith Sisters - NH Audubon.](#)) Ms.Tutein went through the entire history and process of monitoring easements. You may download a complete monitoring guide by following the link provided: [How to Monitor Conservation Easements: Training Guide | Extension \(unh.edu\)](#) . The Chair has changed the basic monitoring report form to enable uniformity. The Chair has also prepared a ‘Field File’ for each property. Most Field Files include a baseline report (what the property looked like at the time of the original easement granting) and previous monitoring reports. It is important to plan your route to include areas of high conservation value, where violations may be likely, and features and issues in previous reports were noted. Use a survey map, aerial photo map or topographical map. Contact the landowner before monitoring and invite them to join you, if appropriate. The landowner may know what changes may or may not have occurred. Look at the list of what to bring along in your backpack. Note any violations and document with pictures. Things to remember – don’t monitor with snow on the ground and be aware of the hunting seasons. Be safe and, if you go alone, please let someone at home know your plan. Be sure to check for ticks and know what poison ivy looks like! A good plan might be to change your cell phone message to tell people where you are going and when you expect to return just in case you take a tumble and you and your phone get separated.

Easement Property	Monitor(s)
Bald Hill	Jeff Goldknopf and Julianna Tyson
Hilton	SELT (paid by ConCom each yr: \$300)
Smith Sisters	David Bell (<i>we hope?</i>)
Nostrum Farm	Jeff Goldknopf and Melissa Sharples
Gaziano Tract	Ellen Snyder and Julianna Tyson
Schneer	Ellen Snyder and Julianna Tyson
Silverman	Ellen Snyder and Julianna Tyson
Piscassic River/Loiselle	Sam Kenney (report sent to LCHIP)

The Chair discussed asking SELT to monitor Nostrum Farm and Piscassic/Loiselle along with the Hilton Easement. We do not have money in our General Fund this year, so the consensus was to wait until next year to discuss spending additional money from the Conservation Fund.

1 Regarding Bald Hill: the open space is owned by SELT and their markers are already posted.
2 We plan to post our easement signs near their signs to make it clear to all who walk out there.

3
4 The Chair handed out the Field Files, extra nails, boundary signs, and extra flagging material
5 (thank you for that donation of 10 rolls **Jeff!**). The Chair requests that, if possible, the reports be
6 completed in a pdf format.

7
8 **The Chair moved to agenda item #4.**

9
10 **4. Approval of Meeting Minutes – August 11, 2022 [time on DCAT 1:51:07]**

11 The Chair had one editorial correction.

12 **Action**

13 **Motion:** Ellen Snyder moved to approve the minutes of August 11, 2022 as drafted.

14 **Second:** Melissa Sharples

15 **Discussion:** None

16 **Vote:** Approved 5-0-1 (Cris Blackstone abstained)

17
18 **The Chair returned to the agenda.**

19
20 **8. Land Stewardship [time on DCAT 1:52:22]**

21 **a. Sliding Rock Conservation Area – stewardship issues**

22 The Chair, Patrick Reynolds (LRAC Rep), and Aimee Gigandet (Rec Director) walked the site to
23 note the present conditions of the area. Boats are chained to trees and sprinkled around the
24 property, the sandy beach is eroding, and the boat launch is in disrepair. There are at least six
25 hazard trees which need to be removed. Patrick mentioned improving some conditions at
26 Sliding Rock would be an appropriate ask for the small grants program with LRAC. Aimee would
27 like to see another kayak rental rack at this location. It would be a nominal rental fee to help
28 care for the racks (i.e. hauling them in and out of the area). The Chair will speak with Aimee and
29 put together an application. **Melissa** noted that we are slowly working toward the goal of
30 consistency across all of our conservation properties.

31 **b. Other**

32 i) The 'Conservation Conversation' event scheduled for October 15 is proceeding.
33 There will be three speakers at 8:45 AM in the Town Hall Auditorium: 1) a bird watching talk by
34 Richard Lutz, 2) Kelsey Meyer, a Ph.D. student at UNH, will speak about her dissertation
35 research on green crabs as they are an invasive species in Great Bay, and 3) the Pollinator
36 Pathways folks from Kingston end the morning session. After the morning event, there will be a
37 work afternoon with the help of Nature Groupie volunteers and others at the Piscassic River-
38 Loiselle property beginning around 1:00 PM. Projects include cleaning out a handful of bluebird
39 nest boxes, install two 4x4 trail sign posts, put up trail signs, close unmapped trails, and brush
40 out trails as needed. Rec vans are available again to transport volunteers to the site. **Cris**
41 volunteered to be at Heron Point to engage visitors about our recent improvements over the last
42 year. **Julianna** agreed to write up a description of migrating birds to be seen at the Neal Mill
43 properties.

44 **[time on DCAT 2:11:12]**

45 **Action**

46 **Motion:** Sam Kenney moved to approve the expenditure of \$250 for the Oct. 15 event.

47 **Second:** Melissa Sharples

1 **Discussion:** None

2 **Vote:** Approved Unanimously 6-0-0

3
4 ii) **Melissa** reported that she is still waiting to hear back from NHDOT about the placement
5 issues with the road sign for Piscassic River-Loiselle. **Jeff** checked out the deed and the
6 property begins back by the stone wall, so he believes that our current little sign is in the DOT
7 right-of-way. **Melissa** has checked out a rough cost for the sign and estimates it might be \$450-
8 \$475. The Commission still waits for the response from NHDOT.

9
10 **9. Committee/Board Reports**

[time on DCAT 2:25:52]

11 *Planning Board:* **Jeff Goldknopf** had no report this evening.

12 *Town Planner:* **Bart** reported the 1st reading of the proposed zoning ordinance changes
13 regarding Accessory Dwelling Unit (ADU) requirements will be at the next Planning Board. The
14 proposal forms for the CIP have been submitted and **Sam** been asked to speak next week. He
15 is planning to apply for funds to hold a design charrette for the Riverfront at the end of
16 September addressing issues like: How could we connect to Heron Park? How do people re-
17 imagine or reconfigure Schanda Park? How do people use the Riverfront now and how would
18 they like to use the park in the future? If members have questions to include in the application,
19 please feel free to contact him. He is also applying for a grant from InvestNH for additional funds
20 to prepare the Master Plan (\$25,000) and another \$100,000 for rezoning efforts in the north end
21 of Town. **Bart** and **Ellen** will be meeting with LRAC to discuss a possible natural resource
22 inventory for the area of Follette's Brook since we don't have very much information about the
23 area. **Bart** is also working on a plan for a regional network of trails connecting Durham, Lee, and
24 Newmarket. This plan could connect trails that may be beneficial for urban/rural transportation.
25 In regards to this topic, **Cris** thought we might consider inviting Shannon Rogers, Ph.D., who
26 serves as the State Specialist of Nature Based Economic Development on the Community and
27 Economic Development Team to make a presentation to the ConCom. Trained as an ecological
28 economist, she focuses on how people use and value the environment and natural
29 resources. As such, she is currently leading several applied research projects on topics such as
30 how communities can connect downtowns with natural assets to create vibrant economies and
31 an effort to better understand the value and cost of New Hampshire's water resources. **Cris** has
32 agreed to invite her to speak to us as soon as we have an opening.

33 *Town Council:* **Colin** was not present this evening.

34 *Ad hoc Riverfront Advisory Committee:* **Sam** mentioned that the next meeting will be September 9.

35
36 **10. Permit Requested for Heron Point**

[time on DCAT 2:26:24]

37 Emily Norton contacted us to seek approval to use Heron Point Sanctuary for her wedding coming
38 up on September 24 at 1:00 PM. She completed the Schanda Park application as it was the only
39 application form online. There will be approximately 30 people present (10 are children), no chairs,
40 no alcohol, no signs, and no balloons. They plan to car pool to the lot in approximately 5 cars. They
41 plan to leave right after the ceremony lasting about ½ hour. **Ellen** spoke with her and informed her
42 that we don't issue a permit for this property, but we appreciated her asking.

43
44 **Action**

45 **Motion:** **Ellen Snyder** moved to approve the application for Emily Norton to use
46 Schanda Park by permit on October 24 at 1:00 PM for her wedding for 30 minutes.

47 **Second:** **Melissa Sharples**

1 **Discussion:** None
2 **Vote:** **Approved Unanimously 6-0-0**

3
4 **Ellen** will contact Emily and advise her that she has permission to use Schanda Park. If she would
5 like to use Heron Point Sanctuary, that is fine and she will just review the rules with her.
6

7 **11. Adjourn** **[time on DCAT 2:35:00]**

8 **Action**
9 **Motion:** **Sam Kenney** moved to adjourn the meeting at 9:34 PM.

10 **Second:** **Melissa Sharples**

11 **Discussion:** None

12 **Approved:** **Approved 6-0-0**

13
14 The next meeting will be held on October 13, 2022 at 7:00 PM
15 in the Town Hall Auditorium
16

17 Respectfully submitted,

18
19 Sue Frick, Recording Secretary
20

21
22 **DCAT:**

23 https://videoplayer.telvue.com/player/XSekkdEeRsk0JHOVHAvKJVka7_5VjxKP/videos
24
25
26



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Conservation Commission

October 13, 2022 at 7:00 PM

Town Hall Auditorium

DRAFT MEETING MINUTES

Members Present: Ellen Snyder (Chair), Melissa Sharples (Vice-Chair), David Bell, Cris Blackstone, Jeffrey Goldknopf (Planning Board Rep.), Julianna Tyson, and Colin White (Town Council Rep. – *ex officio*)

Members Absent: Sam Kenney

The Chair called the meeting to order at 7:00 PM.

[time on DCAT 5:59]

1. Pledge of Allegiance

2. Roll Call

3. Public Comment

No members of the public were present this evening for comment.

4. Acceptance of Minutes, Sept 8, 2022

Acceptance of the September 8, 2022 minutes is postponed to the next meeting.

5. Finance Report; Approve NHACC annual dues [time on DCAT 7:22]

The Chair discussed the financial report in the meeting packet. The General Fund Balance is \$3,520.57. The Conservation Fund \$133,848.70 which includes the Schanda Fund of \$4,764.46. We received a remainder balance of \$443.84 from the Land Use Change Fund (LUCF) for the property at 17A Cushing Rd. We received the bulk of that LUCF in June or July. We have received the annual dues invoice for membership in the New Hampshire Association of Conservation Commissions (NHACC). Dues this year have increased to \$500. There is currently \$350 in the GF appropriated for dues and the remaining \$150 would need to be taken from the CF.

Action

Motion: Julianna Tyson moved expend funds of \$500 to pay for the annual NHACC dues with \$350 coming from the General Fund and \$150 coming from the Conservation Fund.

Second: Cris Blackstone

1 **Discussion:** None
2 **Approved:** **Approved Unanimously 6-0-0**

3
4 The 52nd Annual NHACC Conference is scheduled for November 5, 2022 at Pembroke
5 Academy and will be held in person this year. We thank **Bart** very much as he is willing
6 to cover the fee for members planning to attend the meeting. So far, **Ellen** and **Cris** will
7 be attending. Members interested in attending may just register on line and take your
8 receipt to **Bart** after the conference for reimbursement.

9 For more information and registration:
10 [Annual Meeting :: NHACC :: New Hampshire Association of Conservation Commissions](#)

11
12 **Ellen** also mentioned that we have received the second payment from LRAC for the
13 Heron Point Project for \$639.12 which will go into the Conservation Fund for that grant.

14
15 **6. Discussion and Input to Planning Board [time on DCAT 10:43-1:09:00]**

16 **a. Accessory Dwelling Units**

17 **Bart McDonough**, the Planning Director, was present this evening to discuss with the
18 members of the Conservation Commission the proposed ordinance changes under
19 discussion now with the Planning Board. He provided members with Draft #6 of the
20 proposal. The primary reason for this amendment is to allow for the opportunity for
21 accessory dwelling units (ADUs) to exist in Newmarket to help improve the overall
22 housing supply, social/community interactions, and ecology (by repurposing current
23 buildings on the lot as an ADU). Currently, a special exception by the ZBA is required to
24 approve an accessory apartment (as they are currently known). Part of the requirement
25 is that they be requested only from single-family and conforming lots within the zoning
26 district. The amendment would be redefined to require only a building permit on all
27 single-family lots whether or not they are conforming. In addition, this amendment would
28 allow for detached ADUs. A special use permit would allow for two ADUs through the
29 PB. The idea would be to blend these units aesthetically with the existing dwelling.
30 There are three types of classifications: 1) Internal Conversion ADU (i.e. basement), 2)
31 Attached ADU (to the primary dwelling unit), and 3) Detached ADU (new or existing
32 building). Parking requirement for an ADU would be a maximum of 2 spaces allowing
33 for the greatest flexibility. No additional curb cuts would be allowed for driveways. The
34 Building Inspector would enforce the ordinance as proposed. It is hoped that this
35 proposal will add a diversity of options for property owners in Newmarket.

36
37 **Jeff** mentioned that the Planning Board has been working on this proposed amendment
38 for several months. The following is a list of the Planning Board meetings available on
39 DCAT when discussions have been held:

- 40 - Planning Board meeting, August 9, 2022 - **time on DCAT 1:33:17-1:59:00**
- 41 - Planning Board meeting, September 13, 2022 - **time on DCAT 1:08:19-1:17:16**
42 **and 1:29:04- 2:32:00**
- 43 - Planning Board meeting, October 11, 2022 - **time on DCAT 37:59 to 2:29:03**

44
45 **Jeff** mentioned that the Planning Board is likely to take another few meetings to go
46 through the changes and discuss everything very carefully before passing the proposed
47 changes on to the Town Council for their consideration. He estimates that there are

1 approximately 1,700 single family lots in Town. Currently, there are 40 known ADUs in
 2 Town which have been permitted since 2000. The current ADUs had to be attached or
 3 within the existing dwelling. The owner must live in one of the units on the property so
 4 they would never become a complete rental property. The PB have had many
 5 discussions about the impact to the town infrastructure (sewer, water, fire, police,
 6 roads).

7
 8 **Melissa** asked about parking conditions. **Bart** said that the parking requirement for an
 9 ADU would be a maximum of 2 spaces allowing for the greatest flexibility. No additional
 10 curb cuts would be allowed for driveways. There are also open space requirements and
 11 stormwater management standards be met by the applicant. **Bart** defined open space
 12 as a backyard garden, courtyard, greenways, walkways, garden terraces, pollinator
 13 fields, rain gardens, pocket parks, forested areas or any combination. The intension is
 14 to create a balance between socialization and personal space amongst the primary
 15 accessory dwelling units along with areas dedicated to passive green spaces.

16 **[time on DCAT 16:55-29:52]**

17 **Ellen** wanted to go through the section on the Wetland Protection Overlay District on
 18 page 2, line 45 of the draft. **Ellen, Bart, and Jeff** had a lengthy discussed under what
 19 circumstances an owner could build a DADU within a wetland buffer.

20 **[time on DCAT 29:56-30:25]**

21 **Ellen** asked **Bart** about the section on page 3, line 93 'Prohibitions: The following uses
 22 associated with ADUs are prohibited:', specifically "(6) The construction of a new ADU
 23 of DADU or conversion of an attached or detached accessory structure into an ADU
 24 that is located with the 100-year flood plain." **Ellen** suggests putting the overlays of
 25 prime wetlands and the 100-year flood plain together to determine what that looks like.
 26 Perhaps the prime wetlands might already be protected by the 100-year flood plain.

27 **[time on DCAT 30:26-33:37]**

28 **Ellen** also wanted to discuss open space requirements as referred to on page 4, line
 29 195. **Bart** explained that the Code Enforcement Officer would enforce compliance to the
 30 open space requirement. He also discussed an annual recertification requirement
 31 discussed at the Planning Board meetings.

32

33 **Colin** asked a question about the term "affordability" on page 2, line 82. What defines
 34 affordability? **Bart** explained that this ordinance does not have any provisions
 35 mandating affordability, but that rent would be determined by size of the dwelling unit.

36

37 Discussion continued among members touching all aspects of this proposal.

38

39 **Bart** and **Jeff** are looking for a letter of support or non-support from the Conservation
 40 Commission. Members suggested specific points to include in a letter of general support
 41 to the Planning Board. **Colin** did mention that once the proposal is submitted to the
 42 Town Council language may be changed if they desire.

43

44 **Cris Blackstone** was excused at 8:02 PM.

45

46 **Ellen** has agreed to draft a letter together with **Melissa** with member's requests for
 47 clarification and concerns. All members were polled, and there is a mixed opinion for

1 one vs. two DADUs. The letter will be sent to **Bart** with a cc: to **Jeff** as the
 2 Representative from the Planning Board to the Conservation Commission.

3
 4 **7. Committee/Board Reports** [time on DCAT 1:09:01-1:16:45]

5 Planning Board: **Jeff** reported that there is a new owner for the old McDonald's at 75
 6 Exeter Road. Mr. Christopher Alexandrou intends to operate a restaurant called Nick's Place.
 7 He has several other family-owned restaurants in MA and NH. The only requirement made by
 8 the Town Planner and the Planning Board is that they resurface the parking area and restripe
 9 the spaces. DOT had other requirements for the curb cut area. Also approved was a
 10 subdivision for a lot containing 3.533 acres from a parcel consisting of 89.073 acres at
 11 161 New Road..

12 Ad hoc Riverfront Advisory Committee: **Bart** reported that the requests to the CIP were
 13 decided upon: 1) the Schanda Park proposal was recommended to the Town Manager
 14 for the warrant to approve a new CIP fund with a starting balance of \$5,000 and 2) it
 15 was recommended that the Riverfront Committee work with DPW to resolve the culvert
 16 replacement on Moonlight Brook. The next committee meeting will be October 24, 2022.

17 Town Planner: **Bart** spoke about the design charrette that he is planning for the
 18 Riverfront. He is gathering letters of support from various committees to bring a group of
 19 specially qualified professionals to help guide the process. He expects this to be held in
 20 May or June. **Ellen** will draft of letter of support for Bart's application for funding.

21 Town Council: **Colin** mentioned that the last meeting lasted 14 minutes!
 22

23 The Chair mentioned that the Town Council has revised the membership off the Energy and
 24 Environment Advisory Committee to include a representative from the Conservation
 25 Commission.

26 **Action**

27 Motion: **Ellen Snyder** moved to nominate **Julianna Tyson** as the
 28 representative of the Conservation Commission to the Energy and Environment
 29 Advisory Committee.

30 Second: **Melissa Sharples**

31 Discussion: None

32 Approved: **Approved 5-0-0**
 33

34 The Chair will email Wendy to let her know that **Julianna Tyson** will be our
 35 representative to the EEAC and ask if any further action is required.
 36

37 **8. Conservation Easement Monitoring** [time on DCAT 1:16:54]

38 The Chair mentioned the great training workshop at the last meeting and that late October and
 39 November were the best times, once the leaves are mostly down, to begin monitoring the
 40 easements. **Ellen** has more supplies for anyone that needs them and she particularly
 41 wanted to thank Doucet Survey for the rolls of flagging. The Chair is waiting to hear
 42 from the State as they monitor the Wiggin Farm and Dearborn as well as SELT which
 43 monitors the Hilton easement. The Chair expressed an interest in accompanying them
 44 on their monitoring walks.
 45

46 **9. Land Stewardship** [time on DCAT 1:18:38]

47 a. Heron Point Sanctuary – new kiosk panels, LRAC grant complete:

1 The grant projects are complete and the new kiosk panels are up.

2 *b. Piscassic River-Loiselle Work Day - Oct 15th Conservation Connections:*

3 The Conservation Connections event has been scaled back this year as there were too
4 many conflicting events happening in the area. It will now be a work day at Piscassic
5 River-Loiselle. There a few people signed up through Nature Groupie. Start time is 9:00
6 AM. The plans include: cleaning out the bluebird nest boxes, install one 4x4 trail sign
7 posts, brush out trails as needed, and clear away some old fencing. The plan is to hold
8 off the foot bridge repair for a later date.

9 *c. Sliding Rock Conservation Area*

10 Encouraged by Patrick Reynolds, Newmarket's Rep to LRAC, we plan to apply for some
11 funds from LRAC again for proposed work on Sliding Rock. The hazard trees found
12 previously have been evaluated by Orion Tree Service. The Chair has also spoken with
13 a trail consultant on the possibility of an "accessible" trail. The kiosk is very old and
14 needs new signage. Aimee Gigandet from the Rec Dept would like another kayak rack.

15 The application for Sliding Rock may include:

- 16 • Removal of hazard trees by Orion tree Service
- 17 • Interpretive kiosk panels – design and printing
- 18 • Trail assessment by trails consultant Lew Shelley
- 19 • Kayak rack and cables

20 Hold for a later application?

- 21 • Assessment of boat launch, beach, parking

22 *d. Presentation to LRAC – October 18th*

23 **Ellen** and **Bart** are going to attend the LRAC meeting on October 18 and plan to thank
24 them for their support for Heron Point. They will also speak about the grant application
25 for Sliding Rock. They are also going to ask about ideas that LRAC members might
26 have for ways to improve the boat launch, eroding beach area, and parking issues. Do
27 they recommend an engineering assessment for stormwater run-off and other affiliated
28 issues? **Ellen** would also like to do a natural resource inventory of the 'little pocket'
29 properties that we hold easements on. **Bart** is going to discuss with them his thoughts
30 on possible trail connectivity between Newmarket, Lee, and Durham. He will also be
31 asking them for a supportive letter for the design charrette about Schanda Park for his
32 application.

33 *e. Update on the Piscassic River-Loiselle sign on Wadleigh Falls Road (Rt. 152).*

34 **Melissa** reported that the State is a hard NO on putting a new sign in the ROW for
35 PR-L. She and **Ellen** are looking at other possibilities. **Melissa** is going to continue to
36 price out signage. She has agreed to speak with Mr. Loiselle to see if he has room –
37 most likely he doesn't. Someone suggested putting a sign up the road that could say
38 "Piscassic River-Loiselle 500 ft Ahead...". More investigation is needed.

39

40 At the next meeting on November 10, we will have a presentation by the Nature
41 Conservancy on the Oyster Reef Restoration in Great Bay.

42 [Oyster Reef Restoration in New Hampshire's Great Bay \(nature.org\)](https://nature.org)

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1 **10. Adjourn**

[time on DCAT 1:37:37]

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Action

- Motion:** **Melissa Sharples** moved to adjourn the meeting at 8:32 PM.
- Second:** **Julianna Tyson**
- Discussion:** None
- Approved:** **Approved 5-0-0**

The next meeting will be held on November 10, 2022 at 7:00 PM
in the Town Hall Auditorium

Respectfully submitted,

Sue Frick, Recording Secretary

DCAT:

https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAvKJVka7_5VjxKP/videos



TOWN OF NEWMARKET, NH CONSERVATION COMMISSION

Date: 17 October 2022

To: Bart McDonough, Director of Planning and Community Development
Jeff Goldknopf, Planning Board Rep to the Conservation Commission

From: Newmarket Conservation Commission

Re: Accessible Dwelling Unit draft zoning changes

The Conservation Commission appreciates the opportunity to provide our input on the proposed amendments to the Zoning Code related to Accessible Dwelling Units.

The Commission supports the goal of a vibrant community with a healthy environment and access to affordable housing. Conserving natural areas to protect drinking water, habitat, forestry, farming, and recreation is compatible with seeking creative ways to offer more housing options. We support continued efforts to minimize the impacts of impervious services through maximizing green spaces and by ensuring adequate and sustainable stormwater management. With these objectives in mind, we offer the following comments to the draft ADU zoning changes.

Sec. 32-155 Wetland Protection Overlay District

Newmarket mapped and designated Prime Wetlands – those of highest value due to size, unspoiled character, important ecological services, and/or presence of rare species. These are a subset of all the wetlands in town. Due to their ecological significance and provisioning of important ecosystem services (e.g., flood control, storm water retention, groundwater recharge), we believe that the integrity of the Prime Wetlands and associated wetland buffers should be protected without intrusion of any housing or storage structures. **Therefore, we recommend that this section be modified to NOT allow the construction of ADUs within the wetland buffer of a Prime Wetland.**

Sec. 32-234 Accessible Dwelling Unit Standards: Density and Open Space

Density

The majority of the Commission members support the provision allowing one to two ADUs per the standards outlined. However, we had a lengthy discussion about this issue and one Commission member was not in favor of allowing two units. Our discussion related to maintaining sufficient open/green space and stormwater management capacity as well as the concern about increased density throughout Town into areas that provide significant benefits as larger open space.

Open Space/Stormwater Management

The Commission concurs that the open space/stormwater management are critical components of these proposed changes. We discussed the ability to ensure that these features are maintained over time and how would this be enforced. **We support the idea of requiring an annual assessment or recertification to ensure that these features are maintained. We also recommend that applicants submit a drawing to the Building Inspector/Code Enforcement Officer showing the location of the open space and/or stormwater management features when they apply for a permit to build an ADU.**

Town of Newmarket, New Hampshire					
Conservation Commission -- Conservation Fund (3Nov2022)					
Items (date of motion)	Date of CC Approval -- Discussion	Date of Debit, Revenue, or Balance	Conservation Commission Fund	Richard Schanda Fund	TOTAL
		8/1/22	\$129,846.64	\$4,764.46	\$134,611.10
		10/5/22	\$129,084.24	\$4,764.46	\$133,848.70
		11/3/22	\$129,233.55	\$4,764.46	\$133,998.01
CREDITS					
Interest		7/31/22	\$18.04		
Interest		8/31/22	\$44.56		
Interest		9/30/22	\$80.61		
Interest		10/31/22	\$139.29		
Interest corrections		10/31/22	\$8.80		
Interest corrections		10/31/22	\$29.73		
Land Use Change Tax (LUCT)					
LUCT - 17A Cushing Rd balance		9/12/22	\$443.84		
Other Contributions					
LRAC Heron Pt Community Grant - final payment		10/18/22	\$639.12		
DEBITS this FY					
Heron Point kiosk trail map (Martin Forestry) LRAC grant	3/10/22	7/21/22	\$690.00		
Heron Point kiosk panel design (Cathy Arakelian) LRAC grant	3/10/22	8/9/22	\$825.00		
Heron Point kiosk panels printing (Portsmouth Sign) LRAC grant	3/10/22	9/14/22	\$581.00		
NHACC annual subscription (\$300 from general fund)	10/13/22	10/20/22	\$150.00		
Approved to be spent:					
Wiggin Farm invasive plant control RCCD	2/10/22		\$3,190.00		

Newmarket Conservation Commission Funds						
FY23		General Fund: 014611				
General Fund Budget		\$4,185.00				
	Date of motion or debit	Part-Time Salary	Contracted	Dues/ Subscriptions	General Supplies	Postage
BUDGETED		\$3,335.00	\$300.00	\$350.00	\$200.00	\$0.00
EXPENDED		\$625.97	\$0.00	\$350.00	\$69.65	\$0.00
BALANCE (3Nov2022)		\$2,709.03	\$300.00	\$0.00	\$130.35	\$0.00
General Fund total balance (5Oct2022)		\$3,139.38				
Part-time salary, recording secretary	7/14/22	\$137.04				
Part-time salary, recording secretary	7/28/22	\$162.74				
Part-time salary, recording secretary	8/11/22	\$9.87				
Part-time salary, recording secretary	8/25/22	\$218.30				
Recording Secretary - supplies (10/14/21)	8/31/22				\$52.41	
Part-time salary, recording secretary	9/22/22	\$66.83				
Supplies - notebook, files	9/20/22				\$17.24	
NHACC dues	10/20/22			\$350.00		
Part-time salary, recording secretary	10/6/22	\$4.46				
Part-time salary, recording secretary	10/20/22	\$26.73				
Approved to be spent						



Lamprey River Advisory Committee
Grant Application Form
(Please submit to LRAC as a Word document)

date: 4 November 2022

name of applicant
or organization: Newmarket Conservation Commission

contact information for applicant: name, address, phone number, email address
Ellen Snyder (Conservation Commission member)
26 Johnson Drive, Newmarket, NH 03857
Ellensnyder1@gmail.com
603-583-0039

title of proposed project:
Sliding Rock Conservation and Recreation Area Improvements

type of grant being requested: Underline one.
Community Grant Research Grant

goals of proposed project:

- Improve safety: remove ~8 hazard trees near the boat launch and trail head
- Create new, welcoming interpretive panels for the existing kiosk that will include a trail map, Lamprey River watershed map, info about the Piscassic and Lamprey Rivers, and related information and update other signage for trail and boat launch
- Assess the existing ¼ mile trail for sustainability and accessibility
- Add more kayak storage capacity due to popularity
- Place temporary fencing (e.g., grade stacks and fence) around highly eroded area where people are storing their kayaks to allow for restoration, allowing for access to existing and new kayak storage

goals of 2013 Lamprey River Management Plan addressed (see <http://www.lampreyriver.org/about-us-2013-management-plan>)

- **OUTREACH AND EDUCATION:** New, welcoming interpretive panels will provide visitors information about how to enjoy and care for this unique spot at the juncture of the Piscassic and Lamprey Rivers, helping local citizens and visitors gain a deeper sense of place. This location is used by the Newmarket Recreation Dept for educational programs on fishing, kayaking, and related activities.
- **RECREATION AND PUBLIC ENJOYMENT:** Sliding Rock is located within a town neighborhood that has easy access to the river and is one of the few places with a public boat launch above the dam. The interpretive kiosks, removal of hazard trees, assessment of the trail, more boat storage capacity, updated signage for boat access, and restoration of an eroded area will improve the experience.
- **ECOLOGICAL VALUE:** the interpretive panels will highlight the ecological significance of the Lamprey River watershed and the Great Bay Estuary. Results from this project will guide future Improvements to reduce negative impacts to the shoreline and water quality.

intended audience or beneficiaries:

- Local neighborhood
- Residents of Newmarket
- Newmarket Recreation Department and Conservation Commission, among other town boards

location of project (if applicable):

Sliding Rock is located at the end of the Piscassic Street cul-de-sac. See attached map.

project procedures:

The Conservation Commission will oversee the project components in collaboration with project partners.

proposed timeline: start date, milestones, end date

Dec 2022: removal of hazard trees
Dec 2022 to April 2023: design and install kiosk panels
March-April 2023: trail assessment, fence eroded area
Spring 2023: install new kayak rack
June 2023: complete project

proposed budget (Grant money is to be used for expenses directly associated with the project, with not more than 10% of the full amount going to overhead.):

- Removal of hazard trees: \$2,000 (quote is from Orion tree Service)
 - Interpretive kiosk panels and other signs – design and printing; \$2,000 (Estimate based on Heron Point project)
 - Trail assessment: \$500 (Quote from trails consultant Lew Shelley)
 - Kayak rack and cables: \$1,300 (Quote from Aimee Gigandet, Rec Dept)
 - Potential NH DES permit fees: \$425
 - Stakes and fence for allowing restoration of eroded area: \$100
- TOTAL = \$6,325

cash or in-kind match, if applicable:

- Conservation Commission members will oversee the grant; provide text, photos, maps, and other information to the graphic designer for the kiosk; work with contractors on each component

final products that will be produced:

- New interpretive panels for kiosk, including new trail map
- Safer trailhead and boat launch with removal of hazard trees
- Guidance on how to create a sustainable and accessible trail (including cost estimates)
- Additional kayak storage
- Improved signage for boat access and restoration of an eroded area through fencing and signage

sustainability: (How will the project or intended impacts be sustained in the future without LRAC funding?)

The Newmarket Conservation Commission is responsible for the management of the 2.5-acre Sliding Rock Conservation and Recreation Area. The Commission stewards several town-owned conservation areas with the help of the Newmarket DPW, volunteers, and Scouts and maintains the Conservation Fund to help with ongoing stewardship projects

outreach opportunities:

The interpretive kiosk and trail are open to the public year-round and the boat launch and beach are open to the public. The proximity to downtown Newmarket provides exposure to a range of visitors including students, families, decision-makers, and visitors.

evaluation of project: (How many people benefit, how is the river protected, etc..)

Improvements to the kiosk and trail and access for the neighborhood and larger community is expected to enhance people's respect and caring for this community property. Newmarket has nearly 10,000 residents, including many students that attend UNH. Sliding Rock is very accessible to all and offers unique access to the Piscassic and Lamprey Rivers by land and water. Increased kayak storage space.

Reports and Products:

Open communication between the grantee and the Lamprey River Advisory Committee is encouraged. At least one written interim progress report is encouraged midway through the term of the grant.

Final reports must contain the following:

- ✓ a brief description of the project, including title, purpose, audience, procedures, & evaluation procedures
- ✓ a list of valuable accomplishments & who benefited
- ✓ funds budgeted and how they were spent, receipts for purchases, postage, etc.
(In many cases, the items above can be based on the original grant application with updates following the planned activities, budget, etc..)
- ✓ two copies of any products (reports, press releases, photos, etc.)

Grantees may be invited to speak to the full committee when their project is completed.

Disclaimer for Funded Projects: Grantees are required to complete an IRS Form W-9 for tax and accounting purposes. All projects and associated publicity/outreach will acknowledge LRAC funding. "These funds are provided by the National Park Service under CFDA 15.962 – National Wild and Scenic Rivers System." As a sub-recipient, the sub-contractor is responsible for meeting the audit requirements of OMB Circular A-133 regarding the expenditure of \$750,000 or more in federal awards during the contractor's fiscal year, if applicable, and for compliance with other laws, regulations, and the provisions of the parent grant agreement, including those regarding employee whistleblower rights, trafficking in persons, and requirements for publications.

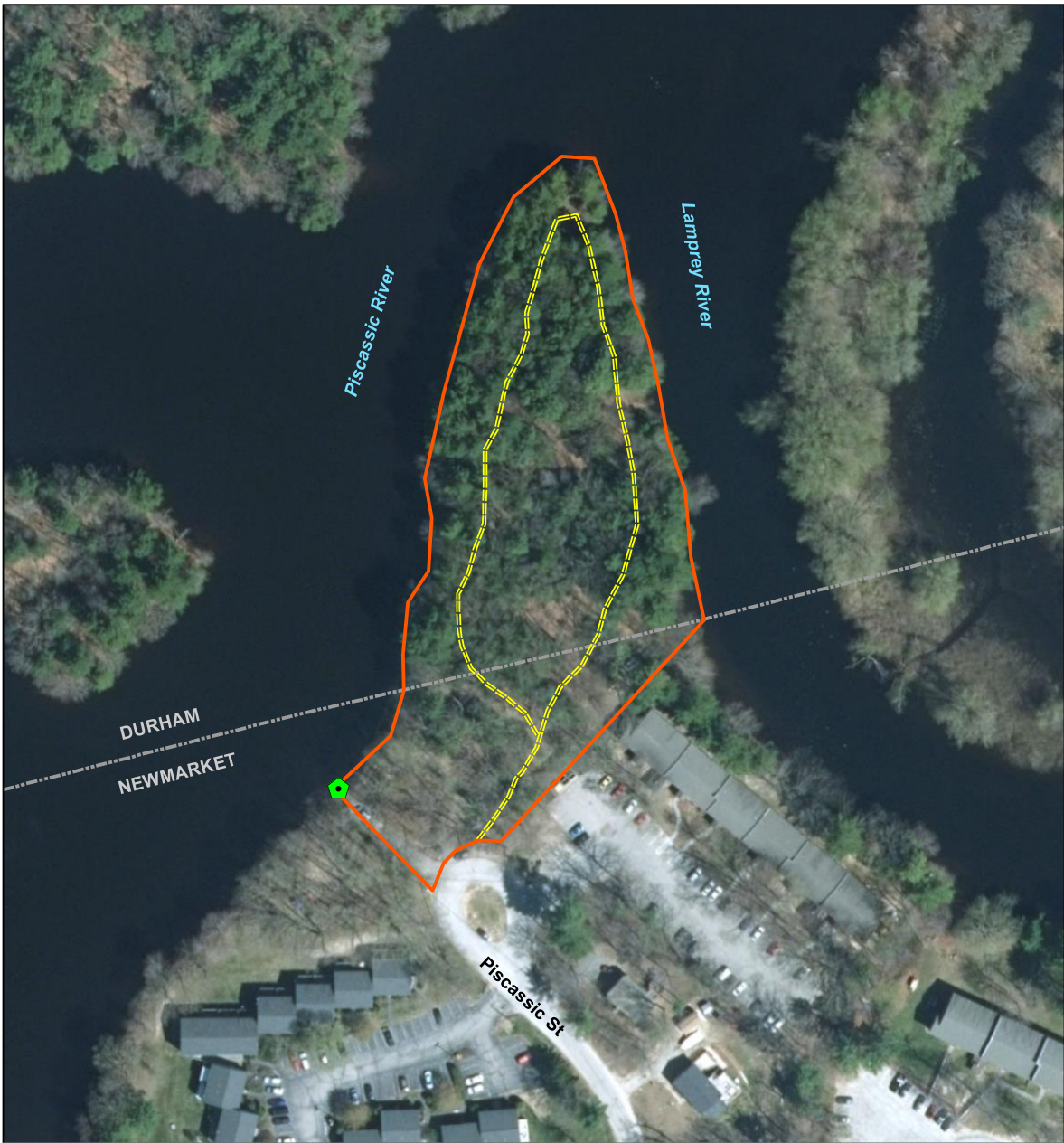
Applicants are encouraged to contact LRAC to discuss the proposal prior to submission of the application.

Completed applications should be sent to Mr. Joe Foley, chair, jmfoley48@comcast.net or mailed to 88 Hedding Road, Epping, NH 03042

Sliding Rock Conservation and Recreation Area

Draft Budget Proposal 4 November 2022

Task	Description	Cost Est	Contractor
Hazard trees	remove/drop ~ 8 hazard trees near boat launch/trailhead	\$2,000	Orion Tree Service
Kiosk and trailhead	create new interpretive panels for kiosk and trailhead with watershed map, trail map, etc	\$2,000	Cathy Arekalian-design; Portsmouth Sign Printing
Trail	Assess the existing 1/4 mile trail for accessibility/improvements	\$500	Snowhawk LLC, Lew Shelley
Kayak space	Add one more kayak rack for 6 kayaks and cable locks. Rec Dept says this is one of their most popular boat sites, and signage	\$1,300	Logkayackrack (quote from Aimee Gigandet (Rec Dept)
NH DES permits	included in case we need permits for some of the tasks	\$425	
Stakes and fencing	To place around eroded area near shore where people have been storing and dragging boats	\$100	
TOTAL		\$6,325	



- Sliding Rock Boundary
- Boat Launch
- Trail
- Town Line

Sliding Rock Conservation and Recreation Area Newmarket, New Hampshire

Map by
Ibis Wildlife Consulting
Sept. 2022

0 100 200 Feet



Boundaries and features are approximate.