

**Town of Northwood
Conservation Commission Minutes
October 7, 2014**

Vice-Chairman Steve Hampl calls the meeting to order at 7:00 p.m.

Present: Vice Chairman Steven Hampl, James Ryan, Wini Young, Thomas Chase, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver. *Chairman Stephen Roy arrives at 7:04 p.m.*

Absent: Alternates Loren O'Neil, Paul Lussier, and Michael Matson.

MINUTES

September 2, 2014

Mr. Chase makes a motion, second by Ms. Young, to approve the September 2, 2014, minutes, as amended.

Page 2: Add: ... *for a donation toward perpetual monitoring.*

Motion passes; 4/0/1. Mr. Ryan abstains as he was not at the meeting.

CONSIDERATION of APPLICATIONS

Permit by Notification

***Frank Barre, Yankee Clipper Council BSA, Blakes Hill Rd.
Map 224; Lot 9.***

Continued to November.

Special Exception

***Webster Stout, Special Exception Richard Chandler, Gulf Rd.
Map 114; Lot 8.***

Mr. Stout is present representing the property owner, Richard Chandler. He explains that he will be applying to the ZBA for a special exception for a driveway within the 79 acre parcel. Mr. Roy states that the special exception is needed as a result of the delineated wetland survey.

Mr. Stout states that this parcel has been walked by some members. He explains that the driveway is within the 20' wetland buffer and varies in distance. A plan is provided and reviewed. Mr. Stout explains that the area is a steep slope with a slope greater than 25%; it goes straight up. He notes that the driveway could be moved; however, it would require a large amount of digging into the side of the slope. He reviews the elevations and states that this area is a 1:1 slope.

Mr. Stout states that he has submitted an application for a special exception to the ZBA to allow for the driveway to be within the buffer. He states that additional gravel was added to the woods road when the logging was done.

Mr. Roy asks about drainage. Mr. Stout explains that there is no drainage as the woods road is very flat; however, there is a small swale on the hill side.

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Ms. Smith states that the reason the special exception is required is because the woods road was a temporary logging road and under the subdivision regulations, this driveway is required to obtain a driveway permit as it will be the driveway for the developed area. She states that the use is being increased in order to meet the subdivision regulations.

Mr. Roy states that the premise of the buffer is to have something between the structure and the edge of the wetlands to trap the sediments. Ms. Smith states that because the driveway is in the buffer the ZBA could grant a conditional special exception that the driveway will not be paved. She adds that the commission could recommend that the driveway stay as a gravel driveway. Mr. Stout states that the gravel area could be just the portion within the buffer.

Further discussion is held regarding the topography of the land. Ms. Smith asks how far the driveway goes in before it reaches the buffer. Mr. Stout replies that the road goes through the buffer for approximately 180' from the right of way. Mr. Chase states that the road is very solid as it has been packed down by the logging trucks. Mr. Stout adds that the state has also used the area when the new dam on Pleasant Lake was being repaired. He states that much of the material was put back into this area.

Mr. Roy makes a motion to send a memo to the ZBA supporting the special exception for the existing woods road, that is partially within the buffer, with the condition to restrict the portion of the existing driveway within the setback from being paved. Mr. Chase seconds. Mr. Roy states that the existing pervious surface, will allow for some infiltration of water as opposed to an impervious surface that would force runoff in the direction of the lake.

Mr. Ryan asks where a house could be built and he mentions the 1,000 ft. rule for the driveway for safety factors. Mr. Stout states that he would be building in the area that is 34 ft. vertical grade from the lake. He explains the route for fire and police access.

Ms. Young asks about the vegetation of the buffer. Mr. Stout replies that it is only low brush cover. He adds that the road is 6-8 ft. vertical; the road is higher than the wetland.

Motion passes; 4/1. Mr. Ryan is opposed.

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APPOINTMENTS

Land Acquisition/Projects

Non-Public Session

Mr. Roy makes a motion, second by Mr. Chase, to enter into a non-public session per RSA 91-A:II(d) at 7:25 p.m.

Roll Call Vote

Steve Hampl –yes

Jim Ryan – yes

Wini Young – yes

Tom Chase – yes

Steve Roy – yes

Motion passes unanimously; 5/0.

Mr. Roy makes a motion, second by Mr. Hampl, to come out of non-public session at 7:56 p.m. and seal the minutes.

Roll Call Vote

Steve Hampl –yes

Jim Ryan – yes

Wini Young – yes

Tom Chase – yes

Steve Roy – yes

Motion passes unanimously; 5/0.

A discussion is held regarding meeting with the selectmen to present a project. **Mr. Hampl makes a motion, second by Mr. Ryan, for Mr. Roy to represent the commission and meet with the selectmen to present a new project and ask for their support. Motion passes; 4/0/1. Mr. Roy abstains.** Mr. Roy suggests that if the selectmen support the idea, then Ms. Smith will provide a synopsis and send to town counsel for additional details of the process and proceed. **Mr. Hampl makes a motion, second by Mr. Roy, if the selectmen will accept the parcel, staff will proceed with the preliminary paperwork, as necessary. Motion passes unanimously; 5/0.** Additional discussion is held regarding the need for a title search and the costs associated. **Mr. Roy makes a motion, second by Mr. Hampl, to appropriate up to \$500 to proceed with a title search, to come from the conservation commission land fund, per RSA 36:a4. Motion passes unanimously; 5/0.**

Gary Binder, Bow Street. Map 230; Lot 40.

Mr. Roy states that some commission members have walked this property, which is 79± acres. Maps of the parcel are provided and reviewed.

Mr. Roy explains that the lot has been substantially cut. This lot has steep slopes and was a former woods road. He adds that, in general, there are small patches of mature trees left and there are areas of pooling water. Discussion continues regarding the topography of the land.

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Mr. Roy states that the commission has not talked about the project or what the next step will be. Mr. Binder states that he thought that the commission would be contacting him sooner regarding any interest in the property.

Mr. Roy states that there are positives and negatives to this parcel. He explains that the parcel has been timber harvested very hard and it will be years to go before it will be able to be harvested again; beyond 20 years. Mr. Binder feels that this would only be 15 years. Mr. Roy also notes that there are steep slopes and there has been much erosion. He adds that the benefit is that this parcel does abut other large parcels near the top of the watershed. He states that it is never a bad idea for possible projects that have relationships with other land parcels. Mr. Roy states that he feels that there is no substantial volume of timber and it will be a long recovery of timber. He adds that some areas will need plantings for stabilization.

Discussion ensues regarding timber stands and production. Mr. Roy states that he is not against the project; however, the commission has not had any specific discussions and will need to do this before anything can be done. He states that after the commission discusses this project further, a letter will be sent out to the property owner with the commission's decision.

Non-Public Session

Mr. Roy makes a motion, second by Mr. Hampl, to enter into a non-public session per RSA 91-A:II(d) at 8:37 p.m.

Roll Call Vote

Steve Hampl –yes

Jim Ryan – yes

Wini Young – yes

Tom Chase – yes

Steve Roy – yes

Motion passes unanimously; 5/0.

Mr. Roy makes a motion, second by Mr. Chase, to come out of non-public session at 9:06 p.m. and seal the minutes.

Roll Call Vote

Steve Hampl –yes

Jim Ryan – yes

Wini Young – yes

Tom Chase – yes

Steve Roy – yes

Motion passes unanimously; 5/0.

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Mr. Roy makes a motion that he will draft an offer letter, as discussed noting characteristics, provisions, and potential actions needed on the parcel for in the future and address environmental issues. Ms. Smith suggests that the letter include a per acre value with a total value to be determined. **Mr. Chase seconds. Motion passes; 4/1.** Mr. Ryan is opposed.

Mr. Chase makes a motion, second by Ms. Young, to allow Mr. Roy to proceed with this project, as necessary. Motion passes unanimously; 5/0.

NEW BUSINESS

Staff Items

Safety Complex Committee

Ms. Smith explains that there is a committee in town that is working on a public safety complex. She states that they are currently looking into locations. She states that the committee has requested to have a conservation commission member as a point of contact that will represent the commission for discussions held relative to the land. Ms. Smith states that she believes that the committee is planning to proceed with a warrant article in 2016.

Ms. Young offers to be the point of contact for the commission. **Mr. Chase makes a motion, second by Mr. Ryan, to nominate Wini Young as the conservation commission's representative for the safety complex committee. Motion passes; 4/0/1.** Ms. Young abstains.

Update Giles Cuttings

Ms. Smith states that she has received a call from Mr. Moreno regarding the Giles lot. She states that the intent to cut has been filled out and the contractor has signed the contract. She states that the contract needs to be signed by the selectmen.

Rapid Ecological Assessment - Yeaton Property

Mr. Roy provides an assessment and estimate for the Yeaton property. He explains that he is involved with NALMC who received the first of a few grants for a larger eco system management project. Maps of the area is provided and reviewed. A detailed task list is also provided with a scope of work.

General discussion ensues. Ms. Smith states that there is \$4,278 in the budget. Mr. Roy states that the commission proposed a level funded budget for 2015. He suggests appropriating up to \$3,000 for the assessment to be done.

Ms. Smith states that if the cost is over \$3,000 then approval is required by the town administrator. She suggests that the commission meet with the selectmen and propose additional funds for next year's budget. However, the funds are still available in this year's budget and the commission could proceed to obtain

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a contract and then the funds could be encumbered. Further review of the budget is held.

Mr. Chase makes a motion, second by Ms. Young, to allow Mr. Roy to meet with the selectmen and to proceed to encumber funds from the existing budget as necessary or the commission will meet again to revise the budget accordingly. Motion passes unanimously; 5/0.

Mr. Ryan makes a motion, second by Mr. Chase, to adjourn at 9:24 p.m. Motion passes unanimously; 5/0.

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary