

**Town of Northwood
Conservation Commission Minutes
June 7, 2016**

1 Chairman Steve Roy calls the meeting to order at 7:00 p.m.

2

3 **Present:** Chairman Steve Roy, Vice Chair Shelley Frost, Steven Hampl, James
4 Ryan, Grace Levergood, Thomas Chase, Wini Young, Board Administrator
5 Linda Smith, Land Use Secretary Susan Jastremski-Pastor.

6

7 **Absent:** Alternate Loren O'Neil.

8

9 **MINUTES**

10 **May 3, 2016**

11

12 **Ms. Young made revisions to the May 3 minutes**

13 Page 1..."Saddleback Trail" instead of "the Trail"

14 Page 2...add "her husband" and"Cutting where it is possible"

15 Page 2 instead of "can build"...replace with "look to see what type of bridge could be
16 built"

17 Page 2...change to "have him determine that proposed trail will not affect ecologically
18 sensitive areas."

19 **Chairman Roy made revisions to the May 3 minutes**

20 Page 3: Change to "Bear Paw came up with a proposed budget of..."

21 Page 3: Six lines from bottom: "mitigation fund", not "pool"

22 Same paragraph-the boundaries of the 900K "may be" instead of "are flexible"

23 ***Chairman Roy Makes a motion to accept the minute as amended. Mr.
24 Chase seconds. Vote 7/0.***

25

26 **APPOINTMENTS**

27

28 **William Andreason, 1351 First NH Turnpike, Map 109, Lot 20. Request for
29 tree/brush cutting on adjacent lot.**

30

31 Mr. Andreason wishes to clear brush on the adjacent lot to his in order to clear
32 the lake view. Chairman Roy asks about any obligation the town has to the
33 parcels adjacent to Mr. Andreason's lot. Ms. Smith states that the town does
34 have an obligation to keep several lots clear on Rt. 4 in order to allow a clear
35 view of the lake from Rt. 4. Ms. Smith also states there is possibly going to be a
36 person hired this summer who could do the cutting for the applicant. Since Mr.
37 Andreason is leaving for California in two days until July. The applicant is
38 looking for permission to hire someone if the town doesn't hire anyone. Steve

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1 Roy is willing to be the liaison between the commission and the town since he
2 will be away and cannot attend a Board of Selectman meeting to ask
3 permission to hire if need be.
4

5 ***Mr. Hampl makes a motion to appoint Chairman Roy or a designee to***
6 ***serve as a liaison for Mr. Andreason. Vice Chair Frost seconds. Vote 7/0***
7

8
9 **Daniel Kern, Executive Director, Bear-Paw Regional Greenways.**
10 **Discussion on land conservation project.**
11

12 Chairman Roy States that Northwood is one of the ten members of The Bear-Paw
13 Regional Greenway. Mr. Kern presents a proposal to permanently protect Bennett
14 Island with an easement on. The easement, called Bennett Island Forever, would
15 encompass almost the entire property, with the right for the owner's family to be able
16 to continue to camp on the north side of the island. The island is about ten acres and
17 home to a bald eagle's nest. The eagles are one of 74 pairs of eagles in the state, and
18 the island also is home to a loons nest. The purchase price would be \$200,000. They
19 have put in a pre-proposal for ARM grant. He states that this is an unusual project
20 because the island straddles town lines. The majority of the island is in Strafford, but
21 the majority of the view of the island is in Northwood. They are a little concerned over
22 where funding may be secured. Mr. Kern provides a proposed budget. He states that
23 they are hoping to be able to close on the property by July 2017. Mr. Chase asks
24 about taxes, and what the current use is. Mr. Kern states that he isn't sure if property
25 is in current use status Mr. Chase asks if it will be possible to use the property if it is
26 in a conservation easement. Mr. Kern states that no, the property will remain in
27 private ownership. The island will not be open to the public unless the landowner
28 allows it. Mr. Kern states the island is an important wildlife habitat. Chairman Roy
29 states he is torn over the project. He has concern over public funds being used and no
30 public access. He adds that the property owner, Mr. Montville, is very protective from
31 allowing others near the island. Chairman Roy sees this as a "boutique conservation
32 land" project and not a wide reach for a conservation project. Discussion ensues on
33 what comments Chairman Roy heard relative from property owners and this being a
34 nesting site.

35 Chairman Roy asks if the town is going to gain a real interest in the easement. Mr.
36 Kern says yes, the town would gain an executory interest, should Bear Paw fail to
37 maintain the easement. Mr. Kern states that he sees this as an important easement,
38 this is a unique parcel that has eagle nesting site. Chairman Roy states that the
39 property owners on the lake are the key beneficiary. Discussion on whether the
40 Wallman and Gallagher easements would allow public access. Mr. Chase asks about
41 what may occur in future ownership. Mr. Kern explains that the restrictions will stay
42 with the land. The owners may choose to post or not post the land. Mr. Kern notes

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1 that the Strafford Conservation Commission is very enthusiastic over the project,
2 noting Liz Evans, Chair of the Strafford Conservation Commission. Mr. Kern states
3 that they are planning a joint site walk with Conservation Commission. Mr. Kern will
4 recommend several potential dates in June.

5 Mr. Hampl expresses concern about the limited funds left in the conservation fund
6 and the projects the commission is currently involved with. Mr. Chase states that
7 eagles and view are two selling points but he would like to see some public access to
8 the island. Ms. Young is interested in the project but shares concern over available
9 funds. Discussion on the possibility of a one-time request at town meeting to add town
10 funds

11 Chairman Roy asks if they may subtract out the value of not allowing public access in
12 the appraisal. Mr. Kern speaks about the potential for development including what
13 someone may be willing to spend to purchase and develop the island. Ms. Levergood
14 states that she is in favor of a warrant article. Chairman Roy proposes putting a
15 warrant article on the ballot and let the town decide.

16
17 **Aquatic Resource Mitigation project update**

18
19 Mr. Kern received brief email feedback on the pre-proposal. They have concern over
20 projects that linger and some concern over timing of the project. The LCHIP
21 application is due this month and there is some uncertainty over this project that
22 makes it difficult to apply at this time.

23
24 Chairman Roy states that we may be early on this proposal. He feels in discussion
25 with Mr. Bailey that we are not in line for what his bottom line is for purchase price.
26 Chairman Roy feels it may not be right to go forward with the next step until there is a
27 clear idea of cost.

28
29 **CONSIDERATION of APPLICATIONS:**

30
31 **Richard Dupuis, Standard Wetlands Permit, Bell Cove Road**

32 The applicant is requesting to extend a seasonal dock to 40 feet. The property is
33 located on Bell cove Road, Jenness Pond. There is no disturbance of the shoreline.
34 Tom Chase recuses himself because of a conflict of interest.

35 ***Chairman Roy makes a motion to approve and sign the application. Shelley***
36 ***Frost seconds. Vote 6/0.***

37 **Richard Grobecker, Shoreland Permit, 10 Simpson Lane, Bow Lake (for review**
38 **only).** The applicant is tearing down cottage and building a year round residence.

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1 Chairman Roy would like to send a letter to DES since it appears that there is limited
2 to no information on the septic system.

3 ***Chairman Roy makes a Motion to send a letter to DES. Second by Tom Chase.***
4 ***Chairman Roy amends the motion to send a copy to the Northwood building***
5 ***department. Second by Steve Hampl. Vote 7/0. Vote on motion as amended 7/0***

6 **Creighton Drive Rev. Trust, Shoreland Permit, Gulf Road (for review only)**

7 Applicant is applying for a shore land permit to install a driveway within 250 feet of
8 the shore of Pleasant Lake. Ms. Levergood has concerns about this application
9 because the application doesn't include any tree counts. She doesn't think the
10 application is thorough enough if they are going to be cutting trees. Mr. Hampl notes
11 that there has been substantial tree cutting in the past few years, and more in recent
12 weeks. The current application doesn't reflect the current forest modification.
13 Chairman Roy suggests they send a memo to the program reviewer at shoreland
14 protection agency stating that over the last 3-5 years there has been substantial tree
15 cutting that is not reflected in the application or shown on the plan, and current
16 application needs to reflect the current forest modification and in addition to the
17 proposed modification.

18
19 ***Chairman Roy makes a motion to send the memo. Mr. Chase seconds. Vote 6/0.***
20

21 ****Mr. Ryan left the meeting at 9:00 PM***
22

23 **PUBLIC INPUT**

24 No public Present
25

26 **NEW BUSINESS:**

27

28 **Dam Presentation in the fall of 2016**

29 Ms. Levergood will speak for about 20-30 minutes, and then Chairman Roy states that
30 he would like to have heads of associations speak about their particular lake & dam.

31 Chairman Roy and Linda Smith will create the invitation, but they still need to get the
32 lake association contact info.

33

34 **Forester update:** **Continued until next meeting.*
35

36

37 The commission begins a milfoil warrant article and funding discussion. Mr. Chase
38 states that there are 24 lakes in New Hampshire that have no program to check milfoil
39 from leaving their lake. Chairman Roy suggests they check with the associations at
the meeting for any specific needs that they may have.

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SPECIAL REPORTS

Update on Saddleback Mountain Trail-Wini Young

Ms. Young states that she has put up small signs that she got from the state and she is possibly going to put a state sign up for the Parsonage lot trail entrance. She also states that the “brush” on the parts of the trail where the hemlocks are growing in that they were going to trim has grown too large to cut with brush cutters, she will need saws to cut. She is planning a work day for this.

Vice Chair Frost references the state regulation relative to septic systems-relative to the Gulf Road shoreland permit application.

The Commission agrees to meet on July 5 only if there are agenda items.

ADJOURNMENT

Chairman Roy makes a motion, second by Mr. Chase, to adjourn at 9:15 p.m. Motion passes unanimously; 6/0

Respectfully submitted,

Susan Jastremski-Pastor, Land Use Secretary