

**Town of Northwood
Conservation Commission Minutes
March 7, 2023
DRAFT**

1 Chair Levergood called the meeting to order at 7:15 p.m.

2 **Present:** Chair Grace Levergood, Vice-Chair Susan Romano, Grace Mattern, Wini
3 Young, Steve Hampl, Tom Chase, and Priscilla Merrill participated electronically due
4 to medical reasons.

5 **Town Staff:** Land Use Specialist Linda Smith, Land Use Administrative Assistant Lisa
6 Fellows-Weaver.

7 **MINUTES**

8 ***February 7, 2023***

9 **Chair Levergood made a motion, seconded by Mr. Chase, to approve the minutes**
10 **of February 7, 2023.**

11 **Chair Levergood amended the motion, seconded by Mr. Chase, to approve the**
12 **minutes of February 7, 2023, with edits that do not alter the content. Motion**
13 **carried by a roll call vote; 5/0/2. Ms. Romano and Mr. Hampl abstained as they**
14 **were not at the meeting.**

15 **APPOINTMENTS**

16 ***Town Forester – Additional Quote/Survey***

17 This item was continued from the February 7, 2023, meeting.

18 An updated quote was requested from Mr. Comeau noting additional areas requiring
19 the survey for the Lucas Pond lots. This item was originally discussed at the
20 Commission’s January 3, 2023 meeting.

21 An updated quote was received, in the amount of \$7,500, which was previously
22 emailed to members for review.

23 **On a motion made by Ms. Mattern, and seconded by Mr. Chase, the Commission**
24 **voted unanimously, by a roll call vote, to accept the quote for surveying, in the**
25 **amount of \$7,500, as outlined in proposal #3 and outlined in the accompanying**
26 **drawing, dated March 6, 2023.**

27 ***Town Forest Management Plan - Review***

28 This item was continued to April 4, 2023. Members requested copies of the Forest
29 Management Plan.

30 **INTERNAL BUSINESS/FOLLOW UP**

31 ***Docko Variance Extension ~ Granted***

32 This item was continued from the February 7, 2023, meeting due to the fact that there
33 was not a quorum available for discussion.

34 *Ms. Romano recused herself from this discussion.*

35 Ms. Young stated she attended the January 30, 2023 Zoning Board of Adjustment
36 (ZBA) meeting, to speak on behalf of the Commission for David Docko’s request for an
37 extension, for of a variance from Article VI.B.(3) to allow a commercial, non-residential

**Town of Northwood
Conservation Commission Minutes
March 7, 2023
DRAFT**

38 use (quarry excavation) where only single family residential use or municipal well shall
39 be allowed.

40 Ms. Young stated the ZBA set conditions of a two-year time frame, hours of operation,
41 and, as recommended by the Building Inspector, all the lots in the Big Woods
42 Conservation Area would be merged, which would help to ensure no further
43 development occurring, or any of the lots being sold. These conditions are specific to
44 the conditionally approved Planning Board plan. The ZBA also granted an extension of
45 a variance from Article V.A.(2)(a)(b) to allow the vibration and noise levels higher than
46 65 decibels, along the property line.

47 Ms. Young added that she read the following statement noting they were comments
48 from the Conservation Commission:

49 *The proposed use is contrary to the Spirit of the Ordinance. The Northwood Development*
50 *Ordinance VI.B.(1) includes the word “conserve” meaning “to protect a place of thing*
51 *from harm or destruction”. The Northwood Master Plan includes the word “preserve”*
52 *meaning “to keep safe from injury, harm or destruction”. The removal of all vegetation*
53 *and topsoils, blasting, excavation and removal of rock to a depth as extensive as 74 feet*
54 *resulting in the complete destruction of the land plus the noise of blasting and crushing*
55 *that will occur over decades, far exceeds the ONLY impacts allowed by the ordinance of*
56 *building a single family residence or establishing a municipal well. Such impacts far*
57 *exceed the intent and spirit of the restrictions in the Master Plan and the Development*
58 *Ordinance adopted by the Town to conserve and preserve the land.” The minutes of this*
59 *meeting are posted on the town website.*

60 Ms. Young noted that she received a copy of the new site plan at the ZBA meeting. She
61 referred to a list of suggestions from 2020 and added that some items have been
62 addressed. A full report will be provided in the future.

63 ***Docko – Special Exception***

64 Ms. Smith stated that Mr. Docko will be submitting a Special Exception application to
65 be heard by the Zoning Board relative to the Steep Slope Overlay District. She
66 explained the Commission’s role with this type of application. She expects that Mr.
67 Docko’s representative will be coming before the Commission at the April 4 meeting
68 requesting comments from the Commission for the ZBA.

69 **On a motion made by Chair Levergood, and seconded by Ms. Mattern, the**
70 **Commission voted 6/0/1, by a roll call vote, to request a plan set and all**
71 **supporting documents for the Docko application to be provided no later than**
72 **March 27, 2023 for the April 4, 2023 meeting.**

73 *Ms. Romano returned as a voting member.*

74 ***Earth Day – April 22, 2023***

75 Ms. Mattern stated that she contacted Alison Parodi, of the Town of Epsom
76 Conservation Commission regarding their Commission’s activities for Earth Day. She
77 explained that they organize a roadside clean up and their Road Agent picks up blue
78 trash bags, which are taken to their town transfer station. In the past, saplings have
79 been offered to citizens who participate in the clean-up.

**Town of Northwood
Conservation Commission Minutes
March 7, 2023
DRAFT**

80 Discussion ensued regarding what the Commission could do. For this year, the
81 Commission agreed to encourage citizens to do their own roadside cleanup in their
82 neighborhoods. Staff will create a press release to be placed on the Town's website and
83 Facebook pages as well as something for the sign.

84 Earth Day will be added to the September 2023 agenda, at which time the
85 Commission will begin to discuss Earth Day activities for April 2024. In addition, staff
86 will speak with Chris Brown regarding pick up and disposing of collected trash bags.
87 Other items to work on would be to ask other organizations to participate, community
88 service options, awareness/advertising at voting booths, and if saplings could be
89 provided from the State. Items to be considered would be if any materials would be
90 needed for safety measures and proper disposal.

91 ***Legislative HB2 and HB655***

92 A discussion was held regarding HB2 and HB655. No action was taken by the
93 Commission; however, members did express concern with the legislative's proposal to
94 eliminate professional licenses and certifications in NH, including Foresters, Soil Scientists
95 and Certified Wetlands Scientists. It was noted that NH Association of Conservation
96 Commission will be sending letters supporting the need for state certifications to the
97 Governor and other applicable agencies.

98 ***Saving Special Places Conference – March 30, 2023***

99 Ms. Mattern and Mr. Chase have registered.

100 ***Selectboard Meeting - April 11, 2023***

101 The Commission will be meeting with the Selectboard on April 11, 2023 relative to the
102 Village of Northwood Ridge Water District conservation easement. It was suggested
103 that Kaitlyn Deyo of Bear-Paw Regional Greenways Land Trust (BPRGLT), land project
104 manager, be asked to also attend the meeting.

105 ***Bear-Paw Regional Greenways - Annual Meeting***

106 Mr. Chase stated that he would be attending Bear-Paw Regional Greenways annual
107 meeting, March 25, at CBNA.

108 ***Lucas Pond Lots***

109 Ms. Smith spoke to the possibility of meeting with the Selectboard to discuss merging
110 the Lucas Pond lots. Discussion ensued and it was determined that more information
111 is necessary. An update will be provided at the April Commission meeting.

112 ***July 2023 Meeting***

113 Members agreed to cancel the July 4, 2023 meeting, unless there is a need to meet, at
114 which time another meeting date will be determined.

115 **CORRESPONDENCE/FOLLOW UP**

116 • ***Intent to Cut***

117 *Jeness Pond Rd. Map 203; Lot 16 – No action was taken.*

**Town of Northwood
Conservation Commission Minutes
March 7, 2023
DRAFT**

118 • **Other NHDES Correspondence**
119 *Seasonal Dock Structure Change - Cove Way, Map 108; Lot 49* – No action
120 was taken.

121 • **Wetlands Activity**
122 Ms. Mattern stated that it has been brought to her attention that metal posts
123 have been placed in The Big Woods wetland on Corson Drive, which was noted
124 as a prime wetland. She noted that the area has also been used for target
125 practicing, also within the wetlands.

126 Ms. Levergood noted that there has also been similar activity occurring in the
127 Acorn Ponds as well.

128 Both were advised to provide a complaint form to the Town’s code enforcement
129 officer.

130 **ADJOURNEMNT**

131 ***Motion to adjourn was made by Chair Levergood, seconded by Ms. Mattern, and***
132 ***unanimously accepted via roll call vote at 8:24 pm.***

133 Respectfully submitted,

134

135 Lisa Fellows-Weaver,
136 Land Use Administrative Assistant