

CONSERVATION COMMISSION MEETING
AUGUST 9, 2006

PRESENT: Bob Boynton, Chairman, David Lage, Joanne Meshna, Freddi Kazo, Graham Messe, Doug Waitt

ABSENT: Harvey Green, Dan Daly, Jack Messe

The meeting was called to order at 7:30 p.m. at the Town Office.

Freddi made a motion to approve the minutes of the July 12, 2006 meeting. Doug seconded the motion and it passed unanimously.

At 8:00 p.m. Mr. Mark Degrace, Holden Engineering, and Mr. Bruce Simpson, President of USA Properties, addressed the Commission. USA owns a lot on Stowell Road of approximately 95 acres. Mr. Degrace presented two different scenarios for development – cluster and conventional. With the cluster development 47 lots are proposed and with a conventional two lot subdivision 26 lots are proposed. The conventional subdivision would impact approximately 12, 000 square feet of wetlands while the cluster would be approximately 17,000 square feet. This number would depend upon the Planning board's requirement for the roads. There is a large pond and wetland area on the lot which would be the open space. Bob noted that the quality and kind of natural resources being impacted needs to be determined. Mr. Degrace and Mr. Simpson will meet with the Board of Selectmen on Tuesday, August 22 to discuss the condition of Stowell Road and the impacts to the roadway by the development.

Committee Reports:

Trails: The Nussdorfer bog walk is in bad shape and needs to be repaired or removed. There is a rough trail on the Johnson property that needs to be marked and named.

Freddi is working on the trail markers.

Freddi suggested an open space subcommittee be formed to work on the Open Space Plan. Suzan Schafer, Woody Meiszner, and Betsy Thoms have indicated their interest in working on the committee. Freddi suggested agenda items include identifying parcels to protect by directly approaching property owners, doing a town wide mailer on open space, and proposing warrant articles. There will be a table set up at the Children's Fair and Harvest Fair to distribute information on open space and protection of land. There is a video that the Monadnock Conservancy has on land protection that Bob suggested Freddi try to obtain. Freddi suggested a green sheet on conservation easements and tax implications to be distributed to all landowners. Warrant articles could include open space in subdivisions must meet the criteria of third parties, aquifer protection districts, viewshed and viewpoint protection.

Bob noted that the Bronston Potter portion of the Nussdorfer Nature Area should be in protection by the Monadnock Conservancy in October.

Water Resources: Doug reported that he had investigated a complaint filed anonymously regarding possible pollution of Emerson Brook. It was suggested that a detention pond in Jim Traffie's subdivision was the source of the problem. However, it was not and after investigating Doug determined that it was coming from William

Rzepa's lot on Emerson Hill Road. Doug presented pictures of the possible violations. The Commission agreed to file a wetlands complaint with the state.

New Business: At the September meeting the Forestry Committee will be created. The committee will need to determine where cutting should be done. Swift Corwin, the town forester, will be invited to the meeting.

Old Business: Bob made a motion to pay RKG Associates, Inc., the final \$400.00 Doug seconded the motion and it passed unanimously.

Bob made a motion to pay Moosewood Ecological Services, LLC \$901.00 as long as it does not exceed the total amount of the contract. Freddi seconded the motion and it passed unanimously.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Joanne Meshna, Secretary