

**WEARE CONSERVATION COMMISSION**  
**MINUTES**  
**JULY 13, 2005**  
**+++++FINAL+++++**

In attendance were: Tom Carr, John Ciampi, Andrea Alderman, Pat Myers, Steve Najjar, George, Malette, and Andy Fulton.

Guest: Paul Morin of the Weare Planning Board.

**1). Minutes of June 8, 2005** – The members read over the minutes of last months meeting and the changes were as follows:

- In topic #1, 10t6h and 11<sup>th</sup> bullet down from top, change “loom” to “loam”
- Topics #5, 2nd bullet, change “143 Concord Rd.” to “153 Concord Stage Rd.”.

Steve made motion to accept the minutes as amended, and Andrea 2<sup>nd</sup>. All voted to accept the motion, and the motion carries.

**2). Wetland Applications:**

- 153 Concord Stage Development, LLC, located on map 409, lot 59, on River Rd. Purpose of this plan is to subdivide lot 409/59 into 5 residential lots with on site septic system and wells. Tom stepped down from participation in this plan because of conflict of interest. Comments to Planning include: this plan needs wetland certification; the wetland impact could be avoided by shifting access of parcel 59.4 to the northern boundary of the subdivision; there is no test pit in the 4K septic area indicated for lots 59 & 59.1. Steve made motion to forward to DES the comment pertaining to shifting the access of parcel 59.4 in order to avoid the wetland crossing. Pat 2<sup>nd</sup>, and all voted in the affirmative, and the motion carries.
- AJD Construction, Inc., file number 2005-00079, map 412, lots 168.3 & 168.4, is an after the fact application, and pertains to a standard dredge and fill, located on Colby Rd. Purpose of this application is to install an 18” culvert in a wetland under a driveway, and to restore two wetland areas that were filled in and retain the filled wetland around a garage foundation. The driveway was constructed in the current location in order to gain maximum sight distance for safety. The plan depicts restoring 1120 sq. ft. of wetland on lot 168.4, and leave 225 sq. ft. of fill around the existing foundation of the garage. On lot 168.3, the plan proposes to restore 660 sq. ft. of wetland. Comments to DES are that the accompanying photos are not numbered and depicted on the plans. The photos should have a circle with an associated number and arrow depicting the relative location on the plans. Another comment is to recommend that the driveway be moved away from the wetlands, by the contractor, providing the road agent discerns that a safe sight distance is maintained. It is also

recommended to DES that wetland restoration occur, focusing on vegetative genera adapted to wet areas, which would include wildlife subsistence varieties, along with trees and shrubs, in an attempt to reestablish food, shade, biodiversity, and stabilization of the ground.

**3). Paul Morin** – here this evening to discuss a concern pertaining to wetland delineation, and the portrayal of the wetland delineation on the plan, relating to lot 412/168-11. The applicability Paul brings before the Commission is the dilemma of discernment between the plan's setback and wetland delineation lines, and also the wetland demarcations on the plan do not dovetail with an on site measurement conducted by Mr. Morin. Tom Carr conveyed that wetland flags should be approximately 5 feet apart to accurately depict a wetland boundary, to which Mr. Morin attested that on this subdivision the flags are 20 – 30 feet apart. Paul testified that there are about 4 or 5 flags to describe the entire wetland area, which concludes that the plan is not accurate. Paul avowed he will not bestow approval to this submittal as presented, but is inclined to engage another surveyor to acquire an additional assessment of the wetland boundaries, and, Paul continued, if these supplementary findings fall within the established guidelines, and are reliable, the Planning Board may reaffirm its approval.

**4). Planning Board:**

- Robert & Gail Silva, site plan review, located on map 411, lot 103, John Stark Highway, Cold Springs RV Sales. Tom stepped down from involvement in this site plan discussion because of a business association in this matter. This is an after the fact plan to install a parking area adjacent to a wetland. Surveyor is Art Silciliano, and wetland scientist is Tim Ferrwada. Steve made motion to comment to Planning that there is no wetland certification stamp impregnation, 2<sup>nd</sup> by Pat. All voted to accept the motion and the motion carries.
- Robert Gordon Jr., site plan review, located on map 203, lot 18.1, #3 N. Stark Highway. Surveyor is Art Silciliano. This conceptual plan proposes to create three dwelling units. Comment to Planning will be to question the ability of the existing town septic to carry the increased load of the extra dwellings, and to question if the drainage ditch, located behind the apartment, is considered a jurisdictional wetland.
- Ronald Rivard, map 406, lot 66 on River Rd., proposes a two lot subdivision. Art Siliciano is the plan's surveyor. Purpose of plan is to subdivide lot 406/66 into two residential lots. A variance was issued on this property by Zoning, conditioned on an approved septic design on one of the two dwellings on this property. Comment to Planning is to note that no wetland certification stamp is evident.

**5). Other:**

- Membership to NH Lake's Association was donated to Parks and Recreation by Lake Horace Land Owners Association which qualifies them to receive sundry information concerning lake issues.

- Tom mentioned that a brochure, generated by SNHPC, entitled Protecting the Piscataquog River, was sent to Bob Christenson and passed to the Commission. Tom encouraged the members to browse this text at their convenience.
- Tom received some literature from the Stanhope Group, LLC, who are appraisers and consultants from Massachusetts, and Tom felt this group may be an alternative to the Heath firm. At this point in the discussion, Steve made motion to expend \$2000.00 to be extracted from the Conservation Fund, and to be used for appraisal costs. Following Steve's suggestion, Tom remarked he would prefer to have this request put into a proposal, to which Steve then made motion to expend up to \$500.00 to update the Bolton appraisal (by Heath), and another to authorize an initial appraisal for the Oliphant property if necessary, and finally another one to authorize up to \$1000.00 for an appraisal on the Rod Wilson property *if* PWA has made any headway on that property. Before a vote was taken, discourse ensued by the panel members on elucidating what Frank Bolton genuinely desires for his property, the different types of appraisals, clarification to the appraiser on what the Commission expects to eventuate from the appraisal, and other relevant dialogue. Following discussion, Andrea 2<sup>nd</sup> Steve's motion, to which all voted in favor and the motion carries.

**6). 2005 Budget Update** – Tom spoke with Bob Christenson recently concerning the monthly Conservation Commission Fund statements, and apparently the current use change tax receipts have not been deposited into the Conservation Fund because presently the Finance Department is in disarray. Therefore, Tom explained, when these funds are eventually deposited, there will be a significant and sudden increase of this monetary accrual into this account, resulting in stronger financial bargaining power for the Commission, which would be a positive factor in bargaining for conservation land. John asked if it were sanctionable at this time to continue pursuing PSNH grant monies, to which Tom replied it was, since these grants are now deposited into a nonlapsing, unrestricted, dedicated funds and are invested in CD's, with no penalty for early withdrawal.

**7). Capital Reserve Fund** – Paul Morin spoke with the Commission to consider participation in the Capital Reserve Fund, so that capital can be set aside for future projects and/or land purchases. The meeting day set aside for a Commission to attend the informational session is Wednesday, June 20, at 10:30 AM. Tom volunteered to attend. The first meeting will revolve around general discussion of the CRF, expounding on the mechanics of utilizing the CRF, and how to maximize the benefits of this planning tool.

**8). Conservation Room Cleanup** - Pat and Andrea volunteered to help clean and tidy up the Conservation Room, after Tom stated at this evenings meeting that the room is getting out of hand. Pat suggested that some cleanup could begin this evening after this meeting and to devote a little time thereafter until this task is completed.

**9). Southern New Hampshire Planning Commission** – Tom informed the Commission that there is planned an annual meeting of the SNHPC, slated for September 9, 2005 at 6:30 at the Puritan Backroom, in Manchester.

**10). George Malette** – George stated to the Commission that he would like to become an alternate member of this board. Tom will recommend to the BOS that Mr. Malette be appointed to this Commission.

**11). Adjournment** – Andrea made motion to adjourn, and Andy 2<sup>nd</sup>. With no further business to conduct this evening, all members voted to accept the motion, and the motion carries. Meeting adjourned at 9:50 PM.

Duly Recorded As a True Record,

John Ciampi  
Secretary

cc: Tina Pelletier  
Town Clerk  
BOS  
Commission Files