

Sandown Conservation Commission
Minutes
April 11, 2024

Date: April 11, 2024

Place: Sandown Town Hall

Members Present: Brian Butler-Chairman, George Grivas, Terry Knuuttunen, Kristin McClary, Pam Gaudreau, Tim Robinson

Members Absent: Jillian Winmill, Kala Parisi

Opening: Mr. Butler opened the meeting at 7:00 pm.

Review of minutes

Motion Mr. Knuuttunen made a motion to approve the minutes of 3/29 as amended. Mr. Robinson seconded the motion. Vote of 6-0-0 motion approved.

Fishing Derby Update

Colleen Olsen before the Commission to report that the fish delivery will happen at 10am on April 18th. There have been about 10 sign-ups so far. The Recreation Dept. will attend like last year with a table and entertainment. The Police Detail is confirmed and will arrive around 06:30. Still needed are the gates, signboard, board, sound system. The State permit was applied for and received as well as some of the prizes.

Mr. Butler advised that he will contact the Bank for tshirts. Ms. Olsen informed that she will be back next meeting with additional updates.

Cross Point CUP

Bill Hall from SEC and Assoc. and Phil Busby, owner presenting.

This is a subdivision application and conditional use permit request for a proposal for an Open Space, Single Family Residential Condominium Development.

Location:

This is a proposal that involves a single parcel of land identified as tax map 19 lot 19-1. The property contains 20.19 acres and is bounded on the East by Cross Road and on the south, west and north by several existing single family developments. Frontage/access to the site is in several segments. The first and northerly most frontage/access is a 50' wide right of way, approximately 400' long located between tax lots 19-10 & 11. This right of way contains 99.11' of frontage at Cross Road. The second frontage/access is south of the northerly right of way and is another 50' wide right of way approximately 400' long between tax lots 19-5 & 6. This right of way contains 100.8' of frontage at Cross Road. The third frontage segment is south of both right of ways and is a "tail" between tax lots 19-4-6 & 19-5. This segment contains 1.31' of frontage at Cross Road. All totaled, there is 201.22' of frontage. The property is bisected by an Eversource Electric easement that is 320' wide and runs west/east.

Property History:

In 2006 a subdivision application was submitted by the new owners for a conventional residential subdivision consisting of two single family lots and two duplex lots to be accessed via a 50' wide public right of way entering through the northerly right of way. This proposed 24' wide roadway terminated at a cul-de-sac approximately 1,000' in from Cross Road. Wetlands were proposed to be impacted by the roadway construction. Two State approvals were required for that project and were both issued. The approvals included an NHDES Wetlands permit (#2006-02002) for the roadway and an NHDES subdivision approval (#2006007645) for the four proposed lots. The application was conditionally approved by the Planning Board in early 2007 but the development was never constructed.

A wildlife study has been performed by Michael Seekamp on the property.

The wildlife study includes the documentation and description of wetland habitat on the site and is included with the application. Additionally, we have submitted a request to NHB for review. The review revealed the potential for occurrences of Blandings turtles. (NHB 22-1060) Review of the NH Wildlife action plan for the property shows that the site is neither considered highest ranked habitat nor supporting habitat.

Wetland Impact Area

Proposed Camden Court will impact one unavoidable wetland. This wetland is located where the 50' right of way enters the northerly end of the tract area between roadway stations 3+75+/- and 4+75+/- . The impact was kept to a

minimum by utilizing the narrowest roadway width allowable, designing a curbed layout and keeping roadway height as low as possible. The wetland proposed to be impacted is at the southerly limit of a wetland complex and consists mostly of poorly drained soils with a small inclusion of very poorly drained soils. All together wetland impact totals 7,500 sf. for this crossing.

Additional Permitting:

In all, there are three state permits required, NHDES Wetlands permit, NHDES Alteration of Terrain and NHDES Subdivision Approval. At the local level approvals will be required by the Planning Board as well as the Conservation Commission. In addition the Department of Public Works, Police Department and Fire Department will be reviewing the application as well. All required permits will be prepared and submitted in support of the project.

Mr. Butler asked about the boundary markers for open space, hoping for granite Bounds. Mr. Hall said he would have to confirm but believed so.

Mr. Robinson asked if would be making the \$1000 per unit to recreation? Mr. Busby confirmed that.

Mr. Robinson asked about the location of vernal pools. Mr. Hall explained that the pool was out behind the residences in the open space area near the power lines.

Mr. Butler and Mr. Busby discussed the Town taking on an easement for the property. Mr. Butler then polled

Commission members on their thoughts regarding easements.

Ms. Gaudreau then asked about the roadway impacting the wetlands.

Mr. Hall explained that the roads location was the least impactful spot.

Mr. Butler expressed refocusing on the easement question. Other members did not have comments regarding the easements.

Mr. Robinson asked about Highway easement on page 14-11. Mr. Hall will look into that and email a response to the commission.

Mr. Butler advised that was more a matter for the Planning Board and Town Engineer.

Ms. Gaudreau asked to review the Fish & Game report. Mr. Hall advised he would email that as well.

Mr. Butler called for a motion.

Mr. Robinson motioned to table the letter of approval for 2 weeks until the next meeting to give more time to review.

Ms. Gaudreau seconded the motion Vote 4-2-0 Approved

Wells Village Spray Grant – RCCD via USDA

Mr. Butler updated the Commission on the grant application.

Mr. Robinson asked about spraying on the other side of the road.

Ms. Gaudreau asked about what time of year this will occur.

Mr. Butler stated there is a particular time of year when it happens, mid to late summer. Additionally, this is a 3 year process/plan.

Ms. McClary asked about temporary closures?

Mr. Butler advised that sometimes that occurs, other times just postings/warnings suffice.

Wight Isle

Mr. Butler has approval from the builders to do a parking lot and road. Mr. Morano willing to lay out a 500-1000 foot road approximately 15 feet wide.

Mr. Grivas to discuss with Planning Board.

Mr. Perkins to pull old file and try to find original set of plans to confirm parking lot on plans.

189 The commission will need to approve funds for expenses of
190 roadway.

191
192 Ms. Gaudreau moved to approve up to \$1,000.00 for
193 roadway expenses for above project from the LUCT fund
194 account. Mr. Knuuttunen seconded the motion. Vote 6-0-0

195
196 **Old Business**

197
198 Ms. Gaudreau asked about scheduling a Bobcat
199 presentation for May 8th and a Bear presentation to be
200 scheduled at a later date.

201
202 Mr. Butler recommended getting a budget report and
203 deciding at the next meeting.

204
205 **New Business**

206
207 Mr. Robinson went over a flyer he asked to have
208 distributed. He encouraged members to avail themselves of
209 the information on Global Warming.
210 He will explore further and report back at the next meeting.

211
212 Ms. Gaudreau brought up the Saving Special Places
213 programs about to come up in the spring.

214
215 Mr. Grivas made a motion to adjourn, seconded by Mr.
216 Knuuttunen. Vote 6-0-0 meeting adjourned.

217
218 Respectfully Submitted,

219
220 Thomas C. Perkins