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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.

34 **Cross Point CUP**

35

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

38

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

42

43 **Location:**

44 This is a proposal that involves a single parcel of land
45 identified as tax map 19 lot 19-1. The property contains
46 20.19 acres and is bounded on the East by Cross Road and
47 on the south, west and north by several existing single
48 family developments. Frontage/access to the site is in
49 several segments. The first and northerly most
50 frontage/access is a 50' wide right of way, approximately
51 400' long located between tax lots 19-10 & 11. This right
52 of way contains 99.11' of frontage at Cross Road. The
53 second frontage/access is south of the northerly right of
54 way and is another 50' wide right of way approximately
55 400' long between tax lots 19-5 & 6. This right of way
56 contains 100.8' of frontage at Cross Road. The third
57 frontage segment is south of both right of ways and is a
58 "tail" between tax lots 19-4-6 & 19-5. This segment
59 contains 1.31' of frontage at Cross Road. All totaled, there
60 is 201.22' of frontage. The property is bisected by an
61 Eversource Electric easement that is 320' wide and runs
62 west/east.

63

64 **Property History:**

65 In 2006 a subdivision application was submitted by the new
66 owners for a conventional residential subdivision consisting
67 of two single family lots and two duplex lots to be accessed
68 via a 50' wide public right of way entering through the
69 northerly right of way. This proposed 24' wide roadway
70 terminated at a cul-de-sac approximately 1,000' in from
71 Cross Road. Wetlands were proposed to be impacted by the
72 roadway construction. Two State approvals were required
73 for that project and were both issued. The approvals
74 included an NHDES Wetlands permit (#2006-02002) for
75 the roadway and an NHDES subdivision approval
76 (#2006007645) for the four
77 proposed lots. The application was conditionally approved
78 by the Planning Board in early 2007 but the development
79 was never constructed.

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

82 The wildlife study includes the documentation and
83 description of wetland habitat on the site and is included
84 with the application. Additionally, we have submitted a
85 request to NHB for review. The review revealed the
86 potential for occurrences of Blandings turtles. (NHB 22-
87 1060) Review of the NH Wildlife action plan for the
88 property shows that the site is neither considered highest
89 ranked habitat nor supporting habitat.

90

91 **Wetland Impact Area**

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

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

103

104 **Additional Permitting:**

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

113

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

117

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

120

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

124

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

127 Commission members on their thoughts regarding
128 easements.

129

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

132

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

135

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

139

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

143

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

146

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

149

150 Mr. Butler called for a motion.

151

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

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

155

156

157

158 **Wells Village Spray Grant – RCCD via USDA**

159

160 Mr. Butler updated the Commission on the grant
161 application.

162

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

165

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

168

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

172

173 Ms. McClary asked about temporary closures?

174

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

177

178 **Wight Isle**

179

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

183

184 Mr. Grivas to discuss with Planning Board.

185

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

188

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