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Town of Boscawen, NH
CONSERVATION COMMISSION
Boscawen Municipal Complex

Meeting Minutes - Draft
Tuesday, February 21, 2017 @ 7:00 PM

Commissioners Present: Tom Gilmore, Chair, Jeffrey Abbe, Norman LaPierre, Lyman Cousens, Alexandria Hudek

Guests: Michael Seraikas, Beaver Brook Planning & Design LLC and the prospective property owner.

Regular Business

- Open by Chair at 7:03 pm
- Roll call by Chair
- Review and Acceptance of the minutes of January 17, 2017. A **motion** to approve by Lyman, seconded by Alexandria, and passed by a unanimous vote.
- Accountant's Report – An Audit P&H Report shows net income of \$25.30.

Old Business:

- Town Forest Updates – Trail Mapping/Lot Consolidation. Jeff Abbe met with Beth Fenstermacher of the City of Concord. The City is in favor of redoing all of their trail maps. March 25th, he believes between 9 or 10 am they will have a walk that the City of Concord is leading in Boscawen's Town Forest. Someone will have a GPS so that the trail coordinates can be noted. A **motion** to accept the invitation to join Concord on their Trail Walk was made by Jeff and seconded by Norm and passed by a unanimous vote. Lyman said March 25th on the Weir Road, Concord end of the Town Forest.
- Town Forest – Charlie Niebling Update – An email was received by Alan Hardy and shared with the Commission. Lyman noted that it was interesting facts on the parcel.

New Business:

- Knowlton Subdivision wetland crossing – Mike Seraikas CWS was present. He was asking the Commission to sign off on the Wetlands Application he will be submitting to the Wetlands Board. Mr. Seraikas mapped the wetlands last summer. The prospective property owner who has a Purchase and Sales was also present. There is a 20 acre lot that is subdivided and the gentlemen present is interested in buying it. There is also a lot across from the Knowlton's house at 3 Knowlton Road. The total acreage will be between 24-25 acres to build a single family home. The property goes between Corn Hill Road and Water Street. Tom Gilmore asked about access. Mr. Seraikas said there are four points of access to the property. He submitted maps to the Board along with a plan. Five or six pages into the report there is alternative analysis key plan sheet. He looked at 4 or 5 options to access the property. The prospective owner would like to build near Knowlton Road above the pond. That would be the desired home location. He showed 5 alternative locations and the packet shows the alternative driveway locations. He showed a map and gave an overview. There is a 50 foot right-of-way from Knowlton Road that is long and narrow and grading is difficult. It has about 10% grade. They would use 0.7 acres of land to get there. They would also need to upgrade a culvert that they would have to cross over. Fire access may also be an issue.

47 He met with the wetlands bureau two times regarding this parcel. The access they would like has a
48 wetlands impact. Alternative 2 and 3 shows Water Street to Knowlton Road. Water Street has a 50 foot
49 right of way. That is a 1700 foot long driveway. There are no wetland impacts that way. They also could
50 go through the subdivision easement on Knowlton Road. The easement access would be 1800 feet long
51 and disturbs 1.1 acres. Alternative #4 shows a narrow 68 foot long crossing. This is 500 feet long and
52 disturbs .188 acres, which is less than the other alternatives. What he would like is for the Conservation
53 Commission to say it is okay and sign the wetlands application. Alex asked what the grade was for option
54 #4. Mr. Seraikas said 10% grade. Sight distance isn't a problem. He left a 15 foot platform and then 10%
55 slope down. He explained the size culvert he would use and why. The lot would be 25 acres for one home
56 when it is finished. Norm asked if there was any plans to expand. The prospective owner said he did not
57 have any. Alan asked if he were going to merge the two lots back together. Mr. Seraikas said they would
58 submit the voluntary merger form at a later time. Lyman asked what the responsibility of this committee
59 would be. Alan explained. Tom asked if the Planning Board had seen this. Alan said they had been
60 involved with the subdivision. Mr. Seraikas said that the signature from the Conservation Commission
61 waives the 14 day waiting period with the Wetlands Board. He said the home would be 80 feet away from
62 the pond. Lyman asked how big the pond is. Mr. Seraikas said the pond is 100 by 100. Alex asked if
63 there were any fauna in the pond. Mr. Seraikas said they had to notify Fish and Game and they do not
64 know what is in that pond. Jeff asked if it were a manmade pond. Alan said they believe it is. Tom asked
65 where the snowmobile trail went on that property. Norm said it comes out on the east side of the pond.
66 Tom asked Alan for his opinion on this matter. Alan felt this was a good process as far as the use of the
67 land. He believes this is the better alternative. He thinks a 25 acre single house lot is a good thing. Tom
68 concurs. Norm said plan #4 is the shortest way to get to the house area. Alan said that would also keep
69 the impact of his current use down. Once a house is in there it is the minimum lot size plus the driveway.
70 Mr. Seraikas said the driveway would be at least an acre. Norm said that the snowmobile trail would need
71 to be moved if the owner would allow it. Tom feels that the proposal is something they could support.
72 Norm said he likes option #4. Alan asked if they wanted support for a particular alternative. Mr. Seraikas
73 said the application and the plans are for option #4 only. Norm said #4 is the best one. Alex there are no
74 other homes going on there in the future? Mr. Seraikas said no. Alan asked what the soil was where the
75 house was going to be located. The prospective owner said it is gravel. Jeff is not familiar with the area.
76 Alan said that his is one of the lots that has been newly created. Other than his driveway you will not see
77 his house. Tom asked if the water lines were going to be brought up to his home. The owner said yes.
78 Lyman felt that they should support it. A **motion** to support alternative #4 was made by Norm, seconded
79 by Jeff and passed by a unanimous vote. Tom wanted to be sure the Fire Department had seen this. Alan
80 said yes. The owner said there is a fire hydrant across the street.

81
82 Tom asked if there was any other new business. None.

83
84 Tom asked if Caroletta Alicea was going to come back tonight. Lyman said if she had been invited.

85
86 Tom said he was just at the Contoocook River committee and a state senator gave them a list of Bills and hearings
87 coming up. Alan said they are trying to reduce the wetlands setback to 25 feet and the State of NH is trying to
88 bring it up to 100 feet, which would be a significant property taking without compensation.

89
90 Much discussion ensued regarding the Knowlton subdivision. Norm will contact the owner to discuss the
91 snowmobile trails. Alan said anytime there is a snowmobile trail they should know so all the town maps will be
92 updated with the trails as they exist.

93
94 Jeff asked about the Charlie Niebling letter. Was he the Moderator? Alan said he is the Moderator. He is a good
95 resource. He's not sure if he would come back to be part of the commission, but he would be of help. Tom feels

96 that they should have a Town Forester and come up with a plan. Alan said he would talk with Ron Klemarczyk.
97 Tom asked if a Forester would get a 20% cut in the proceeds. Tom would like to see him come in. A **motion** to
98 ask Ron Klemarczyk to come in to talk with the Commission was made by Alex, seconded by Norm and passed
99 by a unanimous vote. Alan will speak with him.

100
101 Tom asked about the commitment of the appraiser on the Hardy property. Alan said that right now he is waiting
102 on Web Stout and the plan. He wouldn't mind Tom getting in touch with him. Alan contacted Web Stout this
103 morning. Tom said the survey should be available soon. Alan agreed.

104
105 Alan asked the Commission about the Walker Pond property. Would they be interested in going to the precinct's
106 meeting? Alan said they would like to get that piece of land and he'd like to see conservation have control of that
107 property so it wouldn't get resold. The water precinct wants an easement. Jeff asked if it was in place already.
108 Alan said yes. Norm asked about the building. Alan said the building has no value. Tom asked how much they
109 wanted for it. Alan said he didn't know. Tom said he'd like to know how much they would like for it.

110
111 A **motion** to adjourn the meeting at 8:10 pm was made by Lyman, seconded by Norman and passed by a
112 unanimous vote.

113
114 **Next Meeting:** March 21, 2017 at 7pm.

115
116
117 *Respectfully submitted,*
118 *Rose Fife*
119