

Conservation Commission

Wednesday April 5, 2006
Corner Meeting House
Belmont, New Hampshire

Members Present: Ken Knowlton, D. Naiva, N. Wederski, B. Watterson,
G. Wells-Kay
Members Absent: W. Peterson(e), M. Lewandoski(u)
Alternates Present: M. McLetchie, S. Rolfe
Staff: R. Ball, D. Rollins

The chairman opened the meeting at 7:02 p.m. He appointed S. Rolfe and M. McLetchie as voting members for tonight's meeting.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by N. Wederski, seconded by D. Naiva, it was voted to approve the minutes of the March 1, 2006 meeting as written. (7-0)

TERRA FIRMA SUBDIVISION:

Jim Bolduc of Granite State Engineering was present to show the members the plan for a 36 lot subdivision. The owners of the property John and Lorna Gagnon were also present. He explained that the subdivision is a 173 acre parcel located between Brown Hill Road and Route 107. It is part of a cluster development that was approved in the 80's. Phase I and II were completed. The town revoked the approvals for Phase III since after four years no work had been done. With the new regulations for cluster development they need to leave 50 percent of the tract as open space. Also 50 percent of the open space lot has to be buildable land. They have been to the Planning Board three times with a design review and conceptual plan. In their original plan the road connected from Brown Hill to Route 107. Since there are four subdivisions being developed in this area there was a traffic study done. It was then recommended that the road not connect to Route 107 and retain Brown Hill Road as the primary connector. By cutting off this thruway it reduced about 10,000 square feet of wetlands impact. He said they have applied for a dredge and fill wetlands permit. There will be approximately 39,000 square feet of wetlands impact which is about 1 acre. Their revised plan had four cul de sacs. Their newest design replaces three of the cul de sacs with a loop road.

K. Knowlton was concerned that with active beaver dams and extensive wetlands it could be a potential problem for the beavers. Three of the lots have extensive wetlands in them and any beaver activity

could end up with water in the people's yards. He doesn't want the same thing to happen as it did on Wildlife Boulevard. There the landowners trapped and hauled out the beaver. S. Rolfe asked what they will do with the old gravel pit on the left hand side. There's about 8 truck loads of old material and has been a lot of illegal dumping. Mr. Gagnon said that he will clean out the left over logging material.

The loop road plan would reduce the wetlands impact. Since the Conservation Commission is an advisory board Mr. Bolduc asked them if they could tell the Planning Board that they have looked at this plan and it appears to be a lot better since this change would further reduce the impact. After further discussion the members agreed that it would be a better plan. R. Ball asked Mr. Bolduc for a copy of the plan to take to the next Planning Board meeting.

BCC SCHOLARSHIP FUND:

G. Wells-Kay told the members that there is \$200 in the fund at this time. She has looked at other sources to fund the scholarship and wanted to know if the Commission could use their money. B. Watterson reminded them that the scholarship was something they decided to do on their own not to use taxpayers money for it. The land use change money they receive is for buying property.

COMMUNITY VIZ:

R. Ball said that he has been working with Kate Hartnett and Peter Young of the Jordan Foundation. They have come up with an add on to ArcView that allows one to make certain assumptions about development of land. It can be used to perform a build out analysis. Peter Young came up with assumptions as to where Belmont might want to protect land. R. Ball showed the members some overlay maps which showed a build out analysis that Peter Young did. As you keep overlaying areas you find where things intersect. He said they want him to come up with some ideas as to what would be possible in Belmont as far as where they want to push growth or land conservation. R. Ball asked the members for some ideas on what would be good criteria to use for the build out analysis. He said that maybe they could do something with aquifer protection combining it with the large open space lots. He said that with better tools such as this they could show the different possibilities.

NATURAL RESOURCE INVENTORY:

R. Ball said that he has been in contact with Elise Lawson and John Severance of Watershed to Wildlife. They would like to meet with the members at the May or June meeting. With the data that R. Ball has given them they have come up with some maps they would like to show the members. D. Naiva recommended that they come in May. That way they could get started on their field work sooner.

ELECTION OF OFFICERS:

MOTION: On a motion by N. Wederski, seconded by B. Watterson, the members voted to have K. Knowlton remain as the Chairman of the Conservation Commission. (7-0)

MOTION: N. Wederski made a motion to nominate D. Navia to be Vice Chairman of the Conservation Commission. It was seconded by G. Wells-Kay. All the members were in favor. (7-0)

STAFF REPORT:

JOHNGIS – OPEN SPACE SUBDIVISION:

R. Ball told the members that he has received their wetlands application. The property is located off Province Road and will impact about 8,000 square feet of wetlands.

MOUNTAIN LAKE VILLAGE:

R. Ball said that he has received the subdivision application for the Mountain Lake property on Mile Hill Road. They had previously met with the members to show them their innovative design for water crossings.

OTHER BUSINESS:

CHERTOK PROPERTY:

Chairman Knowlton told the members that he received an e-mail from Barbara Chertok. She said that she heard that LCHIP is back and was wondering if it may be a source for the Commission to use to be able to purchase her property. After discussing this the members still did not see a possible way to do this.

OXBOW INITIATIVE:

The members have been asked to sign a letter showing their support for the Oxbow Initiative. They agreed that trash and waste is a huge problem and something has to be done but they would like more information. G. Wells-Kay said that she would contact someone from the initiative to come and talk to them so they can make an informed decision.

TOWN FOREST:

S. Rolfe said that he has been out to the town forest and has mapped the trails with a GPS. He has also made note of work that needs to be done.

ADJOURNMENT:

MOTION: On a motion by B. Watterson, seconded by G. Wells-Kay, it was voted unanimously to adjourn at 9:30p.m. (7-0)

Respectfully submitted,

Denise Rollins