

**Conservation Commission  
Meeting minutes of  
November 14, 2018**

**PRESENT:** David Treat, Paul Carideo, Bill Guest, Tim Lovell, Brent Ebner and Steve Ungerer

Mr. Lovell called the meeting to order at 7PM

**Minutes**

Mr. Guest made a motion to accept the meeting minutes of 10/17/18, Mr. Treat seconded the motion. The motion passed 5-0-1 (Mr. Lovell abstained).

**Charlie Zilch**

Mr. Zilch was present to discuss the wetlands impact application for property located at 95 Buttrick Road. There is 210 feet of waterfrontage on Angle Pond. A retaining wall is made of timbers. Juniper bushes are on the edge of the wall, which is failing. The proposal is to replace the timbers with manufactured stone block. The existing and proposed wall will not touch the high water mark. 166 feet of the wall will be replaced and the corners of the wall will be rounded off. Some height will be added to the wall. The minimum impact application also requested a permit for a dock. The work will be done in the spring. Erosion controls will be in place, such as straw bales. Some grading may be done behind the wall to level it off. The beach that exists was probably manmade. Mr. Carideo expressed concerns about the fertilization of the “leveled – off “ area. Mr. Zilch sent out information requesting endangered species and historic data regarding the lot. Mr. Treat questioned the drainage from the wall. Mr. Zilch pointed out where the drainage would occur. The members of the Commission thought that it was a good idea to raise the wall and get rid of the timbers.

**Hadley Road subdivision – Jim Lavelle**

Mr. Lavelle presented the Commission with a map showing a hand-drawn six lot subdivision off of Central Street to the closed portion of Hadley Road. Three lots are being proposed on Map 16, Lot 25 and three lots on Map 16, Lot 1. Mr. Lavelle said that the developer will create a 60X60 parking area on Conservation land that could accommodate approximately 12 cars, in addition the developer will also create a 20ft wide gravel roadway to the parking area. Mr. Ebner wondered if power could be brought into the parking area for safety reasons. Mr. Lovell said that the road way is very nice with stone walls on each side. He would like to keep those stone walls intact. Mr. Lavelle said that the stone walls could only be kept on one side of the roadway. Mr. Lavelle also highlighted a pond and wetland area. Since the roadway is sloped concessions will have to be made for the runoff created by the proposed development. Neither did the map show the access from the Nelson Road cul-de-sac, nor did it show access to the parcel from the main road heading into Plaistow. The only point of access depicted on the map was from Hadley Road, which is closed subject to gates and bars.

### **Wash Pond Road Parcel – Joe Guthrie**

Mr. Guthrie was present to tell the Conservation Commission that he is interested in sell town-owned land (Map 9 Lot 39) to generate funds for a possible community center. The parcel that he would like to sell borders Wash Pond. Mr. Carideo explained the topography of the area. Members of the Commission did not believe that it is a buildable lot due to all of the wetlands and a stream and culvert running along the front of the parcel. The back portion of the lot is a swamp. Mr. Guthrie explained that he is going to put a warrant in to sell town-owned land and to establish of fund for the community center. He has already looked at a half dozen parcels already. According to the Commission, they believed that it was conservation land. While it doesn't connect to other town-owned parcels there is some conservation value to the property.

Mr. Guthrie reiterated that he wants a community center and he is trying to build up a reserve fund. As an alternative, Mr. Guthrie suggested that the Town could sell off a commercial property located on Hazel Drive. The Commission believed that this would be a better parcel to sell. Mr. Carideo said that with the new MS4 regulations the Town shouldn't be selling off waterfront property. Mr. Guthrie thought that because of all of the development that was done on Hastings Drive that this would be a buildable lot as well.

The Commission agreed that the Wash Pond parcel is an import part of Wash Pond, there are herons and turtles that live in the swampy cove portion of the lake, which is part of this parcel.

Mr. Guest said that it wouldn't look good if the Town sold a piece of land to someone and then said you can't build on it. Mr. Carideo doubts that there could even be one buildable lot on this parcel.

The Commission discussed the warrant article that would allow the BOS to sell any town-owned land for a community center. Mr. Guest thought that the voters might not support a warrant article that it too open-ended. Mr. Treat suggested that the Warrant Article be limited to either a dollar amount or a time limit.

There was a discussion about reserving the right to access back land from the Hazel Drive parcel.

### **Stage Road culvert**

Mr. Lovell said that some rocks have been shoved into a culvert on Stage Road conservation land and it is causing the water to flow over the trail. Mr. Lovell will rent a tractor and dig it out. He will also install a 12 inch pipe.

Mr. Lovell made a motion to go into non-public session pursuant to RSA 91A:3 II (d).

Mr Ebner – yes

Mr. Treat – yes

Mr. Carideo – yes

Mr. Guest – yes

Mr. Ungerer – yes.

The Commission discussed a parcel of land and different options.

Mr. Lovell made a motion to come out of non-public session pursuant to RSA 91A:3 II (d).

Mr Ebner – yes

Mr. Treat – yes

Mr. Carideo – yes

Mr. Guest – yes

Mr. Ungerer – yes.

Mr. Lovell made a motion to adjourn at approximately 9:30pm. Mr. Treat seconded the motion. The motion passed unanimously.

Respectfully Submitted,  
Sally Theriault, AA Town of Hampstead