

**Conservation Commission  
Meeting minutes of  
April 17, 2019**

**PRESENT:** Paul Carideo, Tim Lovell, Brent Ebner, Neil Reardon, David Treat and Steve Ungerer.

**GUEST:** Hadley Road area neighbors

Mr. Lovell called the meeting to order at 7PM

**Minutes**

Mr. Reardon made a motion to accept the meeting minutes of March 20, 2019, Mr. Lovell seconded the motion. The motion passed 5-0-1 (Mr. Treat abstained).

**Map 16 lot 2 update**

Sally Theriault advised that the deed research has been completed and it appears as though the land was conveyed by way of tax deed to the Town back in the 1940s. Town Counsel has been contacted and he will get back to the Selectmen's Office concerning the question of "conservation restriction" vs. "conservation easement". Mr. Treat advised that he had spoken with an individual who has knowledge concerning deeds and said that both restrictions and easements carry the same power.

**Hadley Road Subdivision**

The developer of the Hadley land submitted the plan, which will be discussed on May 6<sup>th</sup>. Each side of Hadley shows a four lot subdivision. The plans also depict a gravel road and parking area. A swale will be located on each side of the road. There is no wetlands impact. A detention pond will be located on one of the parcels, which is closest to the existing paved roadway. The plan can be conditionally approved based on the road becoming a class V road. The parking lot would be for people to use the trail system. The Conservation Commission has been considering a number of access points for some time.

Ms. Cote said that the Police Chief said that it was not a good idea to have a parking area at the end of Hadley. Mr. Carideo noted that when the Department Heads had a technical review meeting, the Chief never mentioned any concerns. The neighbors of the Hadley Road area said that they have concerns about vandalism, dumping, drugs, and camping by individuals if the area is open to parking. Mr. Ebner said that with homes in the area, there will be passive security. Mr. Ungerer said that people don't know how to access this area and that it is pure conjecture to believe that crime is eminent due to a parking lot. Mr. Carideo indicated that people don't know where to park or where to go, they don't like to park in the street. Several members of the Commission said that the users of the trail system are very respectful in the use of the trails.

The Commission gave examples of where they had researched. It included at least five other access points. The Commission provided the problems with those specific locations, such as limited space, too wet or owned by someone else or the State. The cost

for improving those access points was also discussed (i.e. Witcher Road at 25K -30K) The improvements made at the end of Hadley Road would not cost the Town or Conservation Commission any money. Other options had been explored for a while and this is the best option without a cost to the Town.

Parking at the Plaistow Town Forest is 3 miles from this location. The distances from other trailheads were also mentioned and are situated far from the Hadley Road location as well.

### **New Business**

Mr. Lovell will be attending a workshop for funding opportunities as it relates to drinking water.

Mr. Carideo provided an update concerning a Baywood Drive subdivision. The lot didn't meet the requirements years ago to be a buildable lot. The wetland delineation has changed over the years. The building setbacks are not depicted on the plans yet. This area was an old gravel pit. The State did give subdivision approval. The soil typing does show some poorly and moderately drained areas. Mr. Lovell plans on walking the site.

Mr. Ebner mentioned that dirt bikes are on the West Road area, which is a violation. The operators of the bikes reside in Boulder Cove. The new four stroke engines are much louder.

Mr. Reardon made a motion to adjourn, the motion was seconded by Mr. Lovell. The motion passed unanimously. The meeting was adjourned at 7:55 pm.

The next meeting will be held on May 15th.

Respectfully Submitted,  
Sally Theriault, AA Town of Hampstead