

**Conservation Commission
Meeting Minutes of
October 20, 2021**

PRESENT: Jim Wilkinson, Steve Ungerer, Neil Reardon, David Treat, Tim Lovell, Erin O'Neill and Brent Ebner.

Mr. Lovell called the meeting to order at 7PM.

Minutes

Mr. Lovell made a motion to accept the meeting minutes of September 15, 2021 as amended. Mr. Reardon seconded the motion. Vote: 6-0-1 (Ms. O'Neill abstained). Motion passes.

Paul Carideo – Stormwater Management

Mr. Paul Carideo introduced himself as a member of the stormwater committee. He summarized its mission and said that they were looking for an additional volunteer. The committee is new and will start to hold meetings. He asked that anyone who might be interested to submit a letter of interest to him.

Charlie Zilch – Map 6 Lot 32

Mr. Zilch was present to discuss a potential development behind the Library on Mary E. Clark Drive. An application was submitted to the ZBA to request five variances. Mr. Zilch stated that perhaps they should have come before the Conservation Commission before going to the ZBA. The Conservation Commission was particularly concerned about the wetlands impact and the type of commercial businesses that Mr. Barnes, the owner would like to attract. Mr. Barnes explained the history of the property and that there previously was a proposed development in the general area of the one that is being proposed now. The additional building had been approved back in 1994.

Due to Covid-19, there has been shift in the demand for office space. Mr. Barnes would like trade businesses in the proposed buildings instead of office buildings. The trade business should be in Zone C2. Right now, that area is zoned for residential and C1. The commission was concerned about any future outside storage that would be generated from these types of businesses. It was mentioned that there is a storage container on the property right now, which has not been permitted. Mr. Cory Barnes, the son of the owner, said that it had only been there a short while but also stated that he has equipment in the storage container in order to maintain his father's property. Mr. Barnes said that it would not be his intent to attract businesses that would devalue the existing property. He is requesting to build two additional buildings on the parcel.

Mr. Reardon stated that he has known Gary Barnes for many years and wondered if any of the Conservation Commission members thought that there might be a conflict of interest if Mr. Reardon spoke on behalf of Mr. Barnes? None of the members objected. Mr. Reardon said that Mr. Barnes is very professional and that he is a quality builder.

There was a discussion on the enforcement of any outside storage even if there were restrictions in the bylaws. It is believed that this would be a civil matter and that would fall on the condominium association and not the Town.

The Commission believed that the change in zoning would have to go before the voters in March.

Mr. Barnes said that they might have to redirect the water to the retention pond. There is a fire pond on the property. Mr. Treat said that he would prefer that there would be no impact to the wetland area. The Commission had previously conducted a site walk and had made its recommendations to ZBA. Mr. Barnes complained that land is scarce in Hampstead and that is why he is proposing this use for this property. The Commission is willing to review any changes that the owner would be willing to make. It was mentioned that the EPA is very concerned about hydraulic spills and that the businesses might be predisposed to this kind of problem.

Old Business

Mr. Treat provided clarification concerning hunting and required signage. Mr. Reardon mentioned that it is bow season right now.

Maps

Mr. Wilkinson said that he has done the map work on Howe Hill, off of Main Street, which abuts Derry. He will contact Derry about an old trail that is marked private. He believes that Derry would own to the middle of the old road so it should be passable. There are a couple of access areas to the land, one is off of Collette's Drive the other is Fire Lane One off of Main Street. There is a nice view of Big Island Pond from the top of the hill. There is a lot of ATV activity on the Derry side. Mr. Lovell said that they could develop more parking in the Collette's Drive area. Mr. Wilkinson said that he would like to create a loop for the trail but there is a no trespassing sign posted.

Mr. Wilkinson also mapped the Whitcher Road conservation area, there is a manmade pond and an old foundation on the property.

Budget

Mr. Lovell presented the 2022 budget and suggested a warrant article to move Town Forest Funds to the land purchase funds.

Howard Letter

The Commission was copied on a letter from DES complaining about work that was done by a Mr. Howard without a permit.

Children Field Story

Ms. O'Neill provided an update on the Story walk. About seven children attended. She is looking for ½ mile loops that would be good for the next story walk.

Hadley Road parking

The work on the parking lot should be done next week.

Mr. Reardon wondered about an ordinance that would prevent anymore gas stations from being built in Hampstead. It was believed that restrictions such as this would not hold up in court.

Adjourn

**Mr. Reardon made a motion to adjourn. The motion was seconded by Mr. Treat.
The motion passed unanimously.**

Meeting was adjourned at 9:15

The next meeting will be held on November 20, 2021.

Respectfully Submitted,
Sally Theriault