

Meeting Minutes

Mont Vernon Conservation Commission

Meeting Date: November 9, 2016

Meeting brought to order: 7:31 PM @ MV Town Hall

Present: Larry Yetter, Joanne Draghetti, MaryJean MacGillivray, Earle Rich, Shelley Brooks, David Haag, (Approved as an Alternate by Selectmen, and Seated), Annette Immorlica, Planning Board Representative

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Review October Minutes – October minutes reviewed. Shelly made a motion to accept minutes; Earle seconded. All present agreed. The minutes were approved.

7:45 Presentation and Motions to Pay Bills: Received an invoice from Lou Springer for \$500 for mowing services on Wah Lum View Lot and the Hebert Forest landing and trails. We had previously voted for Lou to do the work but did not have a cost of the service at that time. Larry told Joan that we would approve invoice at this meeting so that she could pay Lou. Earle made a motion to approve the \$500 invoice for mowing, Joanne seconded. All agreed. Larry will give the invoice to Joan for payment.

7:46 Review any correspondence: Correspondence- Larry received a copy of the Piscataquog Newsletter. It is available for anyone interested.

8:50 Old Business -

Review 2016 Expenses YTD. Larry asked Joan for a report. The CC has spent \$2,375.89 YTD which includes 2 years of Annual Dues; Signage, which we are a little over budget for that line item for signs; land view management, which includes the Lee Gilman invoice. This does not include the Lou Springer Invoice for \$500. That additional cost will now bring us to \$2,875.89. We are still well within the confines of our approved budget of \$4,395. We are still waiting for completion of the View Lot Mowing. If Fred could get us the invoice for this work it could be paid out of this year's budget. Earle will check with Fred Reis to see what his completion date will be and to let him know that we would like the whole field to be mowed this fall. Joanne made a motion to pay Fred Reis \$200 for mowing of the View Lot, and Earle will follow up with Fred to make sure mowing is completed. Earle seconded and all present approved.

Orchard Hill Development Purgatory Road Site Walk–10/30/16- Planning Board members and official members of the Conservation Commission, (Larry Yetter, Shelley Brooks), attended the walk. Joanne Draghetti, Barry Salussolia, David Brooks, and Tony Immorlica were present as members of the public to get an on-site overview of the property. At that time, the PB provided the CC with a map that showed the driveway locations and the wetlands impacts and wetlands crossings. The property has been divided into 9 building lots. With (5) lots on the (high) west side of the road and (4) lots on the (east side) other side of the road (low side). The map also indicated the Rod & Gun Club's proposed burm as well as the existing house and barn on the property. Larry indicated on the map the pond, and the existing wetlands crossings. The CC has concerns regarding the impact of drainage from the 9 lots on both sides of Purgatory as well as the possibility of drainage impact to property on Old Wilton Road as well. There are other concerns regarding the feasibility of the driveways and their ability to accommodate Fire Trucks and School Buses that the PB has discussed. The builder has asked for a waiver to pave 18 feet of the road and have a 2 foot gravel shoulder. The regulations stipulate 20 feet pavement and 4 foot shoulders on either side. However, due to the existing stone walls on either side of the road, the shoulder width would be limited.

The fire department is suggesting 20 foot paving and 1 foot shoulders. The roads are still being discussed by the Planning Board.

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It is apparent to the CC that it is imperative that Drainage Calculations be done to indicate drainage with up to 50% of vegetation removed. We would also recommend pre and post calculations. here should not be any encroachment of wetlands from modifications to the Barn which would extend to Lots 1-24 & 25. The CC would also recommend our desire to protect the back part of the development from further subdivision.

Annette suggested that the Conservation Commission put our recommendations in a letter to the Planning Board.

Recommendations for the MV Planning Board from the MV Conservation Committee as follows:

1. 1. Purgatory Road Width: 18 feet paved and 2 foot gravel shoulder.
1. 2. Drainage Plan indicating a model with 50% of the vegetation removed to include pre and post vegetation removal and appropriate drainage structures installed per NH State Regulations.
1. 3. North Section of development regarding Fish & Game Club building a berm, and how it may affect wetlands. The F&G club would like to have Vaughn donate 300 ft of property so that the F & G can make the berm wider and taller. The CC recommends that any modification of berm that would extend into lot 1-24-5 should not encroach into the
1. 4. No development of wetland designated areas. All wetland areas must maintain a 20 foot buffer strip to ensure water quality. 50% of the timber in wetland areas may be harvested. A 100 foot setback to delineated wetlands should be maintained.
1. 5. Wildlife corridor consisting of a 300 foot set back from Upton Road on lots 1-24, 1-24-2, 1-24-3 to be in a conservation easement.
- I. 6. Conservation Easements will be granted to the Town of Mont Vernon in perpetuity.
- I. 7. We concur with developer and support trail easement on west lot 1-24 for foot traffic only to Upton Road.

During the walk the CC noted that there is a significant problem with invasive species on the property scheduled for construction, and the builder needs to be aware of the regulations on extraction and disposal

of the invasive plants. The removal of invasives must follow State Regulations. Joanne suggested that Lee Gilman (expert on invasive plants) could be contacted by Vaughn (Owner) for specific information relating to his property.

MJ made a motion to send a letter to the Planning Board with our concerns and recommendations regarding the Orchard Hill Sub-Division as documented in the November CC minutes as requested by the Planning Board representative. David seconded. All in agreement.

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New Business: - Master Plan Update-Wildlife Chapter

Joanne brought to our attention that Annette is no longer able to work on the Wildlife Chapter for the Master Plan. Because the Master Plan is the responsibility of the Planning Board, Joanne asked if someone else from the Planning Board could work with her to complete the work in progress. Annette did not know of anyone, but said that we could make a request to the Planning Board to have someone assist Joanne with this project. Because it is a tremendous amount of work, Joanne does not want to proceed on the project without some input from the Planning Board. We asked Annette to let the PB know that she was not going to be continuing to work on the Master Plan, and ask that they find someone on the PB to assist Joanne on this project. David said he would try to assist Joanne in any way he could, and hopefully someone else on the Planning Board would step up to bring the PB expertise to the table.

Trail Markings-Boundary Markers on Wah Lum: Shelley told us that some of the trail blazes on Wah Lum are not holding up, and that we might want to consider painted trail blazes. The bottom line is that we need to do some upgrades on the trail blazes. All the trail blazes in the White Mtns. are painted. Shelley is willing to work on the blazes on the Wah Lum trails, paint or plastic. Joanne argued for plastic blazes as they would last longer. Shelley said that if she has time, she will go out and replace blazes. Joanne suggested that if we organized, we could make it a todo project and help her. At this time it is the consensus that we stay with plastic trail blazes. We also could keep in mind a Trail Adopters Program and put on our to-do list. Shelley said she is comfortable picking away at this project.

Hebert Town Forest – Shelley mentioned that when she went to the Hebert Property to replace the map that a house is being built right next to the Hebert Property. Shelley did not see any border markers on the Hebert Property, so could not tell exactly how close the house was to the property. Joanne said that yellow markers were used for the boundary. Joanne believed that Bay State Forestry were the loggers on the property.

Wetlands Workshop Planning – We have been discussing having someone coming to speak to the CC about Wetlands. Jay said that January and February are usually a good time to have a workshop. Late March might also be an option. We should contact DES to see if they could work with us. We could open to the public as well. Some of the basics and what are our responsibilities in the care of wetlands. Joanne said that she has been trying to get in touch with Mark West a wetlands consultant to help in regard to the wetlands ordinances. Joanne is in the process of trying to get in touch with him.

Warrant Article for Carleton Pond Restoration Project – Jay explained that due to the Carleton

Timber Cut that we are advised to ask the town to put the Timber Tax Revenue into completing the Carleton Pond Project. There are some variables as to when the tax is paid, and how we will proceed with warrant articles. At this time we will submit a Warrant Article for 2017 Town Meeting in the amount \$30,000 for the Carleton Pond Project. We should also submit a Warrant article for the timber tax from Carton Timber Cut to be applied to Carleton Pond Project. We can amend the Warrant Articles as we know when the timber tax will be paid, and how much money is available. Jay made a motion to do two Warrant Articles: one to do our standard request for additional monies from town to be applied to Carleton Pond Project in the Amount of \$30K.

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The second Warrant article would be a request for the CC to receive the Carleton Timber Tax Revenue and have it applied to the Carleton Pond Project. We do not know at this point in time if the tax revenue will be for 2016 or 2017. Jay made a motion to go forward with this plan. Earle seconded and all agreed. Motion Passed.

9:50 Earle made a motion to adjourn, Shelley seconded, all agreed. Meeting adjourned.

Respectfully Submitted,
MaryJean MacGillivray

Next Meeting December 14th.