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Sandown Conservation Commission  
Minutes  
April 11, 2024

**Date:** April 11, 2024

**Place:** Sandown Town Hall

**Members Present:** Brian Butler-Chairman, George Grivas, Terry Knuuttunen, Kristin McClary, Pam Gaudreau, Tim Robinson

**Members Absent:** Jillian Winmill, Kala Parisi

**Opening:** Mr. Butler opened the meeting at 7:00 pm.

**Review of minutes**

**Motion** Mr. Knuuttunen made a motion to approve the minutes of 3/29 as amended. Mr. Robinson seconded the motion. Vote of 6-0-0 motion approved.

**Fishing Derby Update**

Colleen Olsen before the Commission to report that the fish delivery will happen at 10am on April 18<sup>th</sup>. There have been about 10 sign-ups so far. The Recreation Dept. will attend like last year with a table and entertainment. The Police Detail is confirmed and will arrive around 06:30. Still needed are the gates, signboard, board, sound system. The State permit was applied for and received as well as some of the prizes.

Mr. Butler advised that he will contact the Bank for tshirts. Ms. Olsen informed that she will be back next meeting with additional updates.

34 **Cross Point CUP**

35

36 Bill Hall from SEC and Assoc. and Phil Busby, owner  
37 presenting.

38

39 This is a subdivision application and conditional use permit  
40 request for a proposal for an Open Space, Single Family  
41 Residential Condominium Development.

42

43 **Location:**

44 This is a proposal that involves a single parcel of land  
45 identified as tax map 19 lot 19-1. The property contains  
46 20.19 acres and is bounded on the East by Cross Road and  
47 on the south, west and north by several existing single  
48 family developments. Frontage/access to the site is in  
49 several segments. The first and northerly most  
50 frontage/access is a 50' wide right of way, approximately  
51 400' long located between tax lots 19-10 & 11. This right  
52 of way contains 99.11' of frontage at Cross Road. The  
53 second frontage/access is south of the northerly right of  
54 way and is another 50' wide right of way approximately  
55 400' long between tax lots 19-5 & 6. This right of way  
56 contains 100.8' of frontage at Cross Road. The third  
57 frontage segment is south of both right of ways and is a  
58 "tail" between tax lots 19-4-6 & 19-5. This segment  
59 contains 1.31' of frontage at Cross Road. All totaled, there  
60 is 201.22' of frontage. The property is bisected by an  
61 Eversource Electric easement that is 320' wide and runs  
62 west/east.

63

64 **Property History:**

65 In 2006 a subdivision application was submitted by the new  
66 owners for a conventional residential subdivision consisting  
67 of two single family lots and two duplex lots to be accessed  
68 via a 50' wide public right of way entering through the  
69 northerly right of way. This proposed 24' wide roadway  
70 terminated at a cul-de-sac approximately 1,000' in from  
71 Cross Road. Wetlands were proposed to be impacted by the  
72 roadway construction. Two State approvals were required  
73 for that project and were both issued. The approvals  
74 included an NHDES Wetlands permit (#2006-02002) for  
75 the roadway and an NHDES subdivision approval  
76 (#2006007645) for the four  
77 proposed lots. The application was conditionally approved  
78 by the Planning Board in early 2007 but the development  
79 was never constructed.

80 A wildlife study has been performed by Michael Seekamp  
81 on the property.

82 The wildlife study includes the documentation and  
83 description of wetland habitat on the site and is included  
84 with the application. Additionally, we have submitted a  
85 request to NHB for review. The review revealed the  
86 potential for occurrences of Blandings turtles. (NHB 22-  
87 1060) Review of the NH Wildlife action plan for the  
88 property shows that the site is neither considered highest  
89 ranked habitat nor supporting habitat.

90

### 91 **Wetland Impact Area**

92 Proposed Camden Court will impact one unavoidable  
93 wetland. This wetland is located where the 50' right of way  
94 enters the northerly end of the tract area between roadway  
95 stations 3+75+/- and 4+75+/- . The impact was kept to a

96 minimum by utilizing the narrowest roadway width  
97 allowable, designing a curbed layout and keeping roadway  
98 height as low as possible. The wetland proposed to be  
99 impacted is at the southerly limit of a wetland complex and  
100 consists mostly of poorly drained soils with a small  
101 inclusion of very poorly drained soils. All together wetland  
102 impact totals 7,500 sf. for this crossing.

103

104 **Additional Permitting:**

105 In all, there are three state permits required, NHDES  
106 Wetlands permit, NHDES Alteration of Terrain and  
107 NHDES Subdivision Approval. At the local level approvals  
108 will be required by the Planning Board as well as the  
109 Conservation Commission. In addition the Department of  
110 Public Works, Police Department and Fire Department will  
111 be reviewing the application as well. All required permits  
112 will be prepared and submitted in support of the project.

113

114 Mr. Butler asked about the boundary markers for open  
115 space, hoping for granite Bounds. Mr. Hall said he would  
116 have to confirm but believed so.

117

118 Mr. Robinson asked if would be making the \$1000 per unit  
119 to recreation? Mr. Busby confirmed that.

120

121 Mr. Robinson asked about the location of vernal pools. Mr.  
122 Hall explained that the pool was out behind the residences  
123 in the open space area near the power lines.

124

125 Mr. Butler and Mr. Busby discussed the Town taking on an  
126 easement for the property. Mr. Butler then polled

127 Commission members on their thoughts regarding  
128 easements.

129

130 Ms. Gaudreau then asked about the roadway impacting the  
131 wetlands.

132

133 Mr. Hall explained that the roads location was the least  
134 impactful spot.

135

136 Mr. Butler expressed refocusing on the easement question.  
137 Other members did not have comments regarding the  
138 easements.

139

140 Mr. Robinson asked about Highway easement on page 14-  
141 11. Mr. Hall will look into that and email a response to the  
142 commission.

143

144 Mr. Butler advised that was more a matter for the Planning  
145 Board and Town Engineer.

146

147 Ms. Gaudreau asked to review the Fish & Game report.  
148 Mr. Hall advised he would email that as well.

149

150 Mr. Butler called for a motion.

151

152 Mr. Robinson motioned to table the letter of approval for 2  
153 weeks until the next meeting to give more time to review.

154 Ms. Gaudreau seconded the motion Vote 4-2-0 Approved

155

156

157

158 **Wells Village Spray Grant – RCCD via USDA**

159

160 Mr. Butler updated the Commission on the grant  
161 application.

162

163 Mr. Robinson asked about spraying on the other side of the  
164 road.

165

166 Ms. Gaudreau asked about what time of year this will  
167 occur.

168

169 Mr. Butler stated there is a particular time of year when it  
170 happens, mid to late summer. Additionally, this is a 3 year  
171 process/plan.

172

173 Ms. McClary asked about temporary closures?

174

175 Mr. Butler advised that sometimes that occurs, other times  
176 just postings/warnings suffice.

177

178 **Wight Isle**

179

180 Mr. Butler has approval from the builders to do a parking  
181 lot and road. Mr. Morano willing to lay out a 500-1000  
182 foot road approximately 15 feet wide.

183

184 Mr. Grivas to discuss with Planning Board.

185

186 Mr. Perkins to pull old file and try to find original set of  
187 plans to confirm parking lot on plans.

188

189 The commission will need to approve funds for expenses of  
190 roadway.

191

192 Ms. Gaudreau moved to approve up to \$1,000.00 for  
193 roadway expenses for above project from the LUCT fund  
194 account. Mr. Knuuttunen seconded the motion. Vote 6-0-0

195

## 196 **Old Business**

197

198 Ms. Gaudreau asked about scheduling a Bobcat  
199 presentation for May 8<sup>th</sup> and a Bear presentation to be  
200 scheduled at a later date.

201

202 Mr. Butler recommended getting a budget report and  
203 deciding at the next meeting.

204

## 205 **New Business**

206

207 Mr. Robinson went over a flyer he asked to have  
208 distributed. He encouraged members to avail themselves of  
209 the information on Global Warming.

210 He will explore further and report back at the next meeting.

211

212 Ms. Gaudreau brought up the Saving Special Places  
213 programs about to come up in the spring.

214

215 Mr. Grivas made a motion to adjourn, seconded by Mr.  
216 Knuuttunen. Vote 6-0-0 meeting adjourned.

217

218 Respectfully Submitted,

219

220 Thomas C. Perkins