

## CONSERVATION COMMISSION

30 PAYSON HILL ROAD

RINDGE, NH 03461

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### **Minutes for Meeting on July 13, 2020 Held at Rindge Recreation Center, Wellington Road**

The meeting convened at 7:00 pm.

Commission Members: David Drouin, Richard Mellor, Phil Simeone, William Preston, Deni Dickler, Fred Dodge, Al Lefebvre, Fred Rogers, Paul McPhie

List of Attendees follows after the Minutes.

#### **NEW BUSINESS**

- Presentation by David R. Chamberlain representing Navian Development for major subdivision of 3 multifamily lots, 26 single-family lots and one open space lot. The total number of proposed units is 66 including 16 workforce housing units at Map 4 Lot 23, 581 NH 119, c/o Elias Parkkonen.
- Mr. Chamberlain was provided with a computer with his charts on it and a projector to speak to the audience about Navian's proposed development at the location noted above. Mr. Chamberlain explained the development and went through each of the maps that Navian had developed and presented/explained some of the following points:
  - o 110 acres with 59 in open space "conservation" and 4.58 consumed by roadways;
  - o 10 multifamily and 6 single family workforce units which must remain as such for at least 20 years;
  - o 2 indoor and 1 outdoor (for extra vehicle, etc.) storage units;
  - o 26 houses on an average lot size of 0.7 to 0.5 acres with each unit have its own septic system and well;
  - o Multifamily housing (8 total buildings) would have 4 shared wells and 3 septic systems, one under the parking area;
  - o Workforce housing would have separate wells and septic systems under the parking areas;
  - o Roof run-off from the houses would not count in run-off impervious land calculations;
  - o The property has a high water table in a number of sections and recharge areas would be created to capture run-off. After filtration in swales and basins, water will be directed to wetlands that flow into an existing stream that flows into Lake Monomonac;
  - o There would be a total of 30 wells on the property however the depths were not available, nor were calculations of water usage based on developer's assumption of 2.5 people per household
  - o There would be one 5,600 sf nitrate easement to protect runoffs;
  - o Workforce units would have storage sites and storage units for those who want to rent them;
  - o The paved roads through the acreage presently are expected to become Town roads;
  - o There are 25 acres of wetlands on the property and 59 acres of open space and 35 acres of usable open space;
  - o No dumpsters would be allowed on the property.

## CONSERVATION COMMISSION

- o Building on the property would be done in phases.
- o A homeowners Association will be formed.
- o The Planning Board requested modification of the plans to remove the turnaround between lots 4-23-20 and 4-23-23, to correct paving/clearing into 50' vegetated buffer and other items.

- Commission members and the public asked questions and expressed concerns with some of the following issues:
  - o The additional water run-off from parts of the property will cause serious problems at a culvert along East Monomonac Road and will likely cause it to wash-out.
  - o No hydrological studies have been conducted to determine the water capacity of the development and if it can support the planned housing/workforce units and, what it will do to neighboring wells.
  - o How much water can be drawn safely from the underlying aquifer? Attendee gave example of upstate-NY town where he grew up running out of water due to overdevelopment.
  - o What is the purpose of the 5,600 sf nitrate easement? Response: This is a DES requirement. Function and purpose not given.
  - o What is the total amount of impervious ground? Did not have calculations available and they do not include the 20 single family homes since these will be built to owner specifications.
  - o How will single family homeowners be restricted from storing chemicals and fertilizing near wetlands? This is not Navian's responsibility, handle same as anywhere in Rindge.
  - o Who will maintain the swales and infiltration basins? The Town will maintain swales along roads and HOA will be responsible for others. Attendees raised concerns on a HOA (especially renters) keeping up with this task.
  - o Judy Unger-Clark reminded everyone that the residents of Rindge passed a warrant article requiring a town vote to take over subdivision/private roads.
  - o Snow handling? Town will be responsible for roads and single family homeowners will be responsible for own drives. No specific location for snow storage was designated. Plowing of parking lots and drives into multifamily buildings was not addressed.
  - o How much of the acreage is open land considered conservation land? 59+ acres that include wetlands, slopes >25% and buffer requirement. (Note: Planning Board identified this as a needed correction since areas cannot be included in calculation.)
  - o Issues that are not specifically related to the Conservation Commission were voiced such as, Rindge does not need more workforce housing.
- Conservation Commission site visit is scheduled for July 25, 8:30 a.m.

## OLD BUSINESS

- Converse Meadow Clean-up (July 11) – Drouin reported that the clean-up was cancelled and after discussion among members was rescheduled to July 18
- Tetreault Park Tour (July 19) – no change, still on the schedule
- Dredging & chemical treatment of plants on Contoocook Lake – Drouin and Mellor reported that they were working with a neighbor to go to their home to be able to view from a distance the site of the infractions. After viewing, they would request permission from the owner of the site infraction to visit the site. Mellor reported that no permits for dredging and chemical treatment had been filed with NH DES.

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 CONVERSE MEADOW CONSERVATION  
 RINDGE, NH 03461  
 Tel. (603) 899-5181 Fax (603) 899-2101 TDD 1-800-735-2984
- Improper posting of signs at Converse Meadow Conservation signs are for a target range are on private property and no further action is required.
  - Ford property – Drouin reported that there will be an item on the Selectmen's agenda on Wednesday evening addressing the property at Lot 19-1 and moving for a quit claim deed. He also noted an email from Huntley Surveyors for a lot line adjustment for Rob Chamberlain with Lot 19-1
  - McPhie reported that the American chestnut foundation representative visited Rindge to check on the 5 trees planted 2 years ago and found them all in good condition.
  - Farmer's Market – Dickler reviewed the remaining schedule of coverage.
  - Lefebvre reported that an article will appear in the Monadnock Ledger-Transcript tomorrow (7/14) with pictures about the Rindge Stone & Gravel effort.

**APPROVAL OF PREVIOUS MINUTES:** June 25, 2020 Mellor moved and Simeone seconded to approve the Minutes of June 25, 2020. All members approved the motion.

**CONSERVATION COMMISSION EMAILS - None**

**CORRESPONDENCE - None**

**OFFICIAL NOTICES –**

**FINANCIAL REPORTS:** None

**NEXT MEETING:** July 23, 2020

**2020 Schedule of Meetings:** July 18 -Postponed Clean-up day at Converse Meadow, July 19 – Tetreault Park Tour Commission Meetings - July 23, August 10 & 27, Sept. 14 & 24, Oct. 12 & 22, Nov. 9, December 14

Meeting adjourned at 9:00 p.m.

*Minutes recorded by Al Lefebvre.*

Attendees at July 13, 2020 meeting are listed on the following pages.

# CONSERVATION COMMISSION

60 DAYCONHILL ROAD

Rindge Conservation Commission Meeting for July 13, 2020

Please sign-in

Name (Please print)

Street Address

AL LEFEBVRE	695 OLD NEWIPAWICH RD	YOHANAL@NOTAMAIL.COM
Janet E Battaglia	46 Blakeville Rd	jebducky@aol.com
Fanni Battaglia	"	
Holly Kosky	123 Red Gate Ln	holly bks3@gmail.com
SHARON PASKA	1742 Rte 119 0346	
NATE CHAMBERLIN	FELDSTONE	
BILL LAVERDY	108 OLD NW 19 (PSUCHIA)	
DAN WHITNEY	8 Butterfield Rd	
Armando J. Lizaro	CI - C MONOMANIECK	
Russ Phillips	23 Towdus Creek Rd	
Candy Phillips	" " "	r3764phillips@gmail.com
SUSAN KOCHINSKAS	37 CONIFER	flockshotline@icloud.com
Judy Linger-Clark	107 Fitzgerald Rd	
Christine Dipr.	252 E. Monaca Rd	clipr@mail@gmail.com
Ken Dodge	222 So. Woodbound Rd. Rindge	
Fred Rosen	71 Goddard Road Rindge	
Cheryl McLabe Charron	75 Swan Point Rd Rindge	
JENNIFER MERRICK	80 MAPLEWOOD DR. RINDGE	

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Paul  
David  
Rickard  
Ann  
Jeff  
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CONSERVATION COMMISSION

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Rindge Conservation Commission Meeting for July 13, 2020

Please sign-in

Name (Please print)

**Street Address**

NATHANIEL MERRICK 80 APPROVED DR. RINGS

Phil Simmer

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