



## CONSERVATION COMMISSION

30 PAYSON HILL ROAD

RINDGE, NH 03461

Tel. (603) 899-5181

Fax (603) 899-2101

TDD 1-800-735-2964

### **Draft Minutes for August 26, 2021 Meeting at the Rindge Town Office**

Meeting convened at 7:00 pm

Conservation Commission members present: David Drouin, Richard Mellor, Al Lefebvre, Richard Mellor, Phil Simeone, Paul McPhie

Alternate members present: William Preston, Deni Dickler

Other attendees/participants: Judy Unger-Clark, Holly Koski, Karl Pruter

### **OLD BUSINESS**

- Fox Run easement monitoring – Drouin reported that he had sent a letter to David & Victoria Gaouette, owners of the property at 66 Fox Run Lane on which the Town has a 25' conservation easement. The letter explained how they have violated the easement restrictions.
- Wetland Ordinance update – Dickler shared a document that outlined references in the Wetlands Ordinance that need editorial corrections for clarity and accuracy. This will be discussed at the next Commission meeting on Sept. 12.
- King's Way Planning Board Appeal – Kirk Stenersen, representative for the King's Way applicants, reviewed the plans and said that based on his review of past application decisions by the Commission, this plan should be approved without going to the Zoning Board for a variance. Stenersen said he did not believe a variance from 4-G of the Rindge Wetlands ordinance was needed. Commission members reiterated that due to non-conforming to requirements of 4-G, the plan needs a variance from the Zoning Board. Richards indicated she would have liked to have had more discussion about the issue with the Planning Board, Zoning Board and Commission. Commission members indicated that it was a good plan but just needed a variance. Stenersen, the applicants, Rodney & Shawn Seppala and the Commission discussed these issues for some time. The applicants indicated they did not want to apply for a variance because they did not want to take the risk of being denied and that it would require more time. The applicants asked the Commission to not appeal the Planning Board decision but to let this one proceed as similar projects that were also approved. In addition, the applicants said that if the Commission decided to appeal, they would withdraw the plan for 22 lots and have it redesigned to double the number of lots. Mellor motioned and Simeone seconded, that the Commission deny the appeal. The vote was 4 in favor (Drouin, Mellor, Lefebvre, Simeone), one opposed (Richards) and 3 abstained (Dickler, McPhie and Preston). Mellor will draft the appeal to the Zoning Board.
- Converse Meadow Walk/Paddle Tour – This tour had to be cancelled due to the Hurricane. Dickler will prepare an announcement about the Miriam Hunt Tour on Sept. 20. Drouin will mow that area prior to the walk.
- NHACC Annual meeting, Nov 6 by internet, sign-ups shortly to attend – Lefebvre
- Monitoring of conservation lands – Lefebvre reported he had replenished supplies of trail maps at the various conservation areas except Schoolhouse Park which Mellor will handle. Drouin will mow the Ford Family Wildlife Preserve in the coming weeks and a work day at the site may be needed.

## **NEW BUSINESS**

- Tina Vaillancourt – waterfront retaining wall at 130 Red Gate Lane – Chris Guida, Fieldstone Land Consultant. Ken Robinson of Fieldstone represented the applicants and explained that the owner wants to replace a dilapidated retention wall along the shoreline. The current wall needs to be replaced because it is falling apart. There will be no increase in the length of the wall. A temporary coffer dam will need to be created to empty water from the area in order to construct the new wall. Someone motioned and Mellor seconded to accept the plan. All Commission members approved the motion.
- Application for major site plan, Map 2 Lot 59-3-2 by Bedford Design Cons. For Juni Mgmt. LLC at 34 Sears Drive for 14 Elderly Housing Units. George Chadwick of Bedford Design represented the applicants and reviewed the plan for an additional adult housing building and surrounding area. He noted how the plan had been designed/redesigned to comply with Rindge's Wetlands Ordinance. Chadwick has an updated plan that Drouin will review and if it complies with what he indicated and the Wetlands Ordinance, an approval letter will be sent to the Planning Board. Mellow motioned and Preston seconded to approve the plan pending receipt of the revised plan and its review by Drouin. All Commission members approved the motion.
- Expedited site plan, Map 6 Lot 49A, 686 Route 202, Tim Halliday, seeking approval for storage including seasonal and long term; boats; RVs; trailers; vehicles, etc. The Commission reviewed an old property plan but because it was for inside storage, there were to be no changes in previous surfaces and there was to be no outside storage, the Commission tentatively approved the plan pending receipt of a revised plan.
- The Commission reviewed the invoice from BCM Environmental & Law, PLLC for legal advice concerning the Rindge Wetlands Ordinance and wetlands buffer development. The invoice was for \$6550 of which the Town had previously agreed to pay \$1500. Drouin motioned and Lefebvre seconded to pay up to \$6550 from the Conservation Fund for the invoice charge. The Commission approved the motion. Lefebvre will work with the Town Administrator for the proper way to handle payment from the Town and the Conservation Fund.
- The Commission met via Zoom with Rick Van de Poll to discuss the survey plan for Rindge Stone & Gravel property. Commission members had questions about the size of the parking area which Van de Poll indicated would be sufficient for 10-12 vehicles. Drouin explained that based on the survey, the Town needs at least an additional three feet along the Old New Ipswich Road to meet subdivision requirements. Van de Poll indicate he would work with the owner and surveyor to resolve the frontage requirement.

## **Announcements**

- Timber Sale-Annett State Park – Drouin reviewed the letter to the Town explaining the proposed timber sale at Annett State Park.
- Farmer's Market – Dickler indicated the Sept. 16 market will be the last for the Commission this year. Lefebvre requested and received Commission approval to purchase five orange Commission hats to have for sale.
- Richards reported that the Recreation Committee is holding an open house at Tetreault Park to explain and display the plans for the playscape area on October 2. More information will follow.

## **OFFICIAL NOTICES –**

- NH DES 2021-02456 -Incomplete Wetlands Permit-by-Notification, 14 Pine Eden Rd., Map 41 Lot 11. Reviewed by Drouin with the Commission.
- NH DES 2021-02585, Map 7 Lot 63, 43 Seasonal Dock Notification, 43 Cutter Hill Rd., Jonathan J Caruna. Reviewed by Drouin with the Commission



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### **APPROVAL OF PREVIOUS MINUTES:** Minutes, August 9, 2021

Simeone motioned and Mellor seconded to approve the Minutes of August 9, 2021. The Commission voted and approved the motion with Richards, Simeone and McPhie abstaining.

### **CONSERVATION COMMISSION EMAILS** - None

**CORRESPONDENCE** – None

**FINANCIAL REPORTS:** None

**Next Meeting** – Sept. 12, 2021

**Future Meeting:** Sept 23, Oct 11 & 28, Nov 8, Dec 13

*Meeting adjourned at 9:45 pm*

*Minutes recorded by AI Lefebvre*