

Chair Sam Demeritt opened the meeting at 7:25 PM. Other members in attendance were Mary Colvard, Susan Mooney, and Dallas Huggins.

Guests were James Long, GZA, for Falzone application on Stevens Hill Road (Case # 22-010-DR); Mike and Barb Hyer, residents Mooers Road; and a Guest who wished to remain anonymous.

The **Pledge of Allegiance** was recited.

Announcements: Ms. Dallas Huggins was appointed to the Commission by the Select Board as a full member and will serve a term to June 2025.

The Trails Committee will host a Public Walk to introduce the new interpretative trail located in the town-owned property, Marsh Woods, Freeman Hall Road, on Friday, September 16, to commence at 9:30 AM.

Development Applications:

Case # 22-010-DR is a Design Review before the Planning Board requesting an eight (8) lot subdivision. The property is located on Stevens Hill Road and is identified as Map 49, Lot 7.

Mr. Long introduced himself as the representative for Mr. Joseph Falzone, developer, for the proposed eight (8) lot subdivision located along Steven Hill Road, a scenic road in Nottingham. Mr. Long is a wetland scientist and licensed forester. He used a large format map to review the details below:

- The lots will be located along the road frontage, set back 100 feet from the road.
- There are eight (8) proposed driveway cuts.
- Twenty-seven (27) acres in the back will be placed in conservation.
- Two (2) vernal pools have been identified in the front area and several more have been identified in the back area.
- The Bean River runs through the back.
- Steep slopes are in the back area as well.
- The wetlands have been flagged.
- There are some “very poorly drained soils” (required setback of 75 feet).
- The applicant is waiting to hear from NH Fish and Game re: wildlife.
- Soils have been sampled for septic. The soils are dense till and no bedrock was noted. Good test pit results for all eight (8) lots.
- One of the proposed driveways is close to a vernal pool.

Discussion: Because the back portion of the parcel contains a portion of the Bean River and its supporting wetland complex, it was suggested that this “conservation area (CA)” in the back be a separate parcel, and not divided up among the lots. This CA should have a conservation easement placed on it to prevent further development. The fee ownership could be held by one of the new lot owners or be sold to a third party.

The Commission expressed concerns about the two vernal pools in the front and the locations of the driveway cuts to the pools and wetlands.

It was suggested that the applicant tag these areas and also tag the proposed trees to be removed along the road frontage. In this way the Commission can inspect the frontage and provide input to the applicant.

Mr. Long will communicate the details of the meeting with the applicant.

Mr. Long left at 7:58 PM.

Case # 22-011-SUB is an application before the Planning Board requesting an eleven (11) lot subdivision. The property is located on Mooers Road and Jamps Trail and is identified as Map 72, Lot 13-1.

Guests Mr. and Ms. Hyer described this proposal to subdivide the parcel identified above. An Open Space Development (*Zoning Ordinance Regulations*, Article IV, Section S) is planned. Mooers Road and Jamps Trail have been accepted as town roads. "Improvements" to the roads have been made and there were concerns about these including potential impacts to the aquifer, the pond ecosystem, wells, and septic. (There was mention about a disagreement with the developer that a pond existed in the central portion of the parcel.)

A discussion with the Hyers and the other guest outlined recommendations to make these concerns heard.

These guests left the meeting. (Time not noted.)

Trails Committee (NTC): No meeting was held on 8-4-22; the Town Office Building entrance door was locked preventing access.

The next meeting is scheduled for September 8, 2022, at 6:30 in Conference Room 2.

Bear-Paw Regional Greenways (BPRG): The Conservation Easement Project identified by the Commission as P21-ACT #5 (H); CE was granted a Moose Plate GBRPP award to pay for half of the cost for a conservation appraisal. This property has frontage along a State Protected River. There is a scavenger hunt planned for the Halloween season in the North River Preserve. The event will be coordinated with the Nottingham Parks and Recreation Department (NP&RD).

Correspondence:

- A communication from NH Fish and Game seeking reports of Blandings, Eastern Box, Spotted and Wood turtles and Northern Black Racer (snake).
- Dated 7-31-22, from Earl Chase, Wetland Scientist, to Nottingham Planning Board, cc-ed to the Commission, re: Case # 22-009-SUB (subdivision application) at the request of Peter Rowell, abutter to 176 Stevens Hill Road property three concerns: driveway without a permit; restoration of wetland was not completed; and wetland crossing could have been avoidable.
- Dated 8-5-22, from Lauren Chase-Rowell, abutter to 176 Stevens Hill Road, to Planning Board, re: Case # 22-009-SUB, cc-ed to the Commission, stated concerns re: recent Planning Board meeting of 7-13-22 and site walk of 7-20-22.

- Dated 8-2-22, from Peter Rowell, (see above), to Planning Board, cc-ed to Commission, a list of eight (8) items that need to be considered by the Board prior to approval of Case # 22-009-SUB.

Reimbursement: It was moved by Colvard and seconded by Huggins to reimburse Debra Kimball the sum of \$29.23 for the laminating of two (2) medium sized trail maps of the Marston and Marsh Woods trail systems. All four (4) votes were in favor. (After the vote, it was noted that one of the maps should be reimbursed by the NP&RD for the Marston map. Demeritt will look into this.)

Minutes: (Note: Due to the late hour of the 7-11-22 meeting, review of minutes was postponed until the following regular meeting.)

- The minutes of June 13, 2022 were reviewed and edited. A motion was made by Huggins and seconded by Colvard to approve the minutes of June 13, 2022, as amended. All four (4) votes were in favor.
- The minutes of June 29, 2022, for the Shea Concrete site walk, 160 Old Turnpike Road*, were reviewed and edited. It was moved by Colvard and seconded by Huggins to approve the minutes of June 29, 2022, as amended. All four (4) votes were in favor.
- The minutes of July 11, 2022 were reviewed and edited. It was moved by Huggins and seconded by Colvard to accept the minutes of July 11, 2022, as amended. All four (4) votes were in favor.
- The minutes of July 20, 2022, a special meeting, were reviewed and edited. It was moved by Colvard and seconded by Huggins to accept the minutes of July 20, 2022, as amended. All four (4) votes were in favor.
- The minutes of August 3, 2022, for the Shea Concrete site walk, 100 Smoke Street, were reviewed and edited. It was moved by Colvard and seconded by Huggins to approve the minutes of August 3, 2022, as amended. All four (4) votes were in favor.

Request from Planning Board and Applicant: Case # 22-007-SIT, Application from Concrete Products of Londonderry, 160 Old Turnpike Road* - a request to the Commission to submit a final letter outlining satisfaction that environmental concerns were addressed and will be acted upon by the applicant. Requested correspondence will be submitted.

Adjournment: It was moved by Mooney and seconded by Colvard to adjourn the meeting. All four (4) votes were in favor. The meeting was adjourned at 9:43 PM.

Respectfully submitted,

Susan P. Mooney, Secretary.

These minutes were approved as corrected at the meeting held on September 12, 2022.