

**NORTHFIELD CONSERVATION COMMISSION
MARCH 2, 2005 – MINUTES**

Members present: Christopher Hunt, Cathy Thibeault, Kevin Fife, Rich Bellerose. Also present: Eliza Conde, Secretary.

Motion by Christopher Hunt, seconded by Kevin Fife to accept the minutes of Feb. 2, 2005 as read. Motion passed.

Premium Builders: Gary Roy reviewed the history of his application to construct a single family residence and septic field within the wetland buffer zone on 1.21 acres on Bay Hill Road (Tax Map R15, Lot 63-2) in the R1 zone. The home and septic system could be located to meet the wetland buffer setbacks, however doing so would require removing a large Oak tree and a stone wall. This would also place the home in a location that would not be as desirable for this lot as well as for the abutters. The property has been surveyed and wetlands have been delineated. Mr. Roy has received a Wetlands permit and septic system approval from DES. DES' major concern is the installation and maintenance of a silt fence and stabilization of the slopes after construction.

Mr. Roy stated that he had had no success in obtaining a right of way through the abutter's property which would avoid wetlands altogether. The original plan dated 07-24-04 located the home and septic outside the wetlands buffer with a chamber type septic system built on the slope. The updated plan dated 02-18-05 locates both the home and septic within the buffer, but uses a more traditional septic system. This septic plan and the driveway have both been approved by NH DES. Mr. Roy will need to apply for a Special Use Permit from the Planning Board which requires a review of the plan by the Merrimack County Soil Conservation Service and the Northfield Conservation Commission. The County review has been completed.

Christopher Hunt suggested that the Conservation Commission needs some method of control to be sure the work is completed correctly. Mr. Roy agreed to notify Dana Dickson when work is to begin, so that the Conservation Commission can monitor the project. Mr. Roy stated that he will be observing the water runoff this spring so that he can plan any drainage needed for the home and will not begin work until the ground is drier.

Rich Bellerose moved, seconded by Christopher Hunt, to recommend to the Planning Board that they accept the plans dated 02-18-05 with the septic system, home and driveway located within the wetlands buffer with the condition that the Conservation Commission be contacted when constructions begins. The consensus of the members is that this plan will allow the home to be further from the abutters, will create less of a problem with drainage, will save the stone wall and large Oak tree and create a more attractive house site. Motion passed. This review will be forwarded to the Planning Board.

Spaulding land purchase: Rich Bellerose walked the lot and made GPS points to determine acreage which showed approximately 28 acres. He noted that there are numerous 4 wheeler trails on the property. Cathy Thibeault talked with Lisa Martin relative to the flowage rights of dams on the river and determined that this is probably not a problem. Further research will be done. The Commission reviewed John Tear's response to questions relative to access and acreage. There is a reference to 31 acres in a deed from the state. Attorney Charles Chandler rendered an opinion that there is access to the property via Cofran Ave. Ext. Mr. Dunlop's deed includes a specific reference to 770 feet of road known as Cofran Avenue running "through" his property. It also states that the road is owned by the Town of Northfield. There would be a question of parking for the public to access the Spaulding property which would have to be discussed with Ron Dunlop. Cathy Thibeault will contact Mr. Dunlop to discuss details.

Christopher Hunt moved, seconded by Rich Bellerose, that the Conservation Commission proceed with the purchase of approximately 30 acres (Tax Map U13, Lot 18) from Spaulding Youth Center. Motion passed. It is required to hold a public hearing for the purchase of land and then obtain approval from the Board of Selectmen for the purchase before closing. A tentative date of March 22, 2005 was set for the public hearing.

Review of PB applications: The Commission reviewed ALV, Inc. application for 13 lot subdivision of 215 +/- Acres on Keasor and Bean Hill Roads (Map R11, Lot 9) in the R-1 zone. Members expressed concern for the possible impact this subdivision would have upon "Wadleigh Meadow" (the swamp). The Commission can't understand the impact until it understands the area, and it can't understand the area without studying the impact of this development. Monies have been obtained to conduct a Natural Resource Inventory on the swamp area, but the owner has not granted permission for access. The general consensus of the members is that this parcel is too steep, too wet and too fragile an area to develop without determining the impact on the Meadow. Serious concerns were expressed relative to the drainage into the swamp. Rich Bellerose recommended that the Conservation Commission and Planning Board have a joint site walk when conditions are feasible.

Kevin Fife moved, seconded by Cathy Thibeault that because of the fragile ecology of this site, the Conservation Commission is of the opinion that construction of a road within this lot could be detrimental to the ecological integrity and therefore recommends careful review by a qualified professional to understand the relationship between this unique important wetland and the surrounding area. Motion passed.

Mail:

- Possible Federal money available for Knowles Pond Dam work
- DES letter to Gallo re: no response from Gallo about their reconstruction work.

- Terra Firma: there has been no response from Terra Firma to letter from CC. A copy will be sent to the Public Works Director. A wetlands permit is needed for the driveway crossings

A letter will be sent to the new Public Works Director regarding the need for a wetlands permit for driveways that cross any wetlands within the town's right of way.

Meeting adjourned at 9:50 PM.

Respectfully submitted,

Eliza Conde, Secretary