

Hampton Falls Conservation Commission

May 10, 2007

Final

1. Call to Order: Karen Ayers called the meeting to order at 6:35 p.m. Present were Karen Ayers (CC Chair), Marietta Garavaglia (CC Administrative Assistant), regular members David Gandt, Robert Wiener, Greg Smart, alternate member Larry Smith and Selectmen's Representative Shawn Hanson; N. Roka joined the meeting at 6:50 p.m..

2. Biggi update: D. Gandt provided an update on the proposed easement for a portion of the Biggi property, and reported that he had provided P. Biggi with a copy of Mike Daigneault's appraisal earlier in the week. Once agreement is reached on a purchase price for the conservation easement, the next step is to review this proposal with the Selectmen for their consideration. D. Gandt, L. Smith and S. Hanson left to meet with Pam Biggi, where they were joined by Tracy Healey-Beattie.

3. Prior Meeting Minutes: Minutes from the March 8th meeting were approved with revisions (change "K. Ayers reported that she received..." to "K. Ayers read..." under #6; specify the case information under #8; and add "Suggestion was made to have round-table meetings between the BOS and all Town boards and committees biannually." under #15). N. Roka moved to approve as amended; G. Smart seconded. The motion passed.

Minutes from the April 12th meeting were approved with one revision (add a statement to the second paragraph, Item #2 stating that the house is located entirely within the wetlands setback). G. Smart moved to approve as amended; R. Wiener seconded. The motion passed.

Minutes from the March 22nd Matrix Workshop will be reviewed at the June meeting.

4. Action Item List: The members discussed the possibility of including the **CC meeting minutes on the Town website** and several options were raised: the website could refer visitors to the hard copies of the minutes (Town Clerk's office and possibly the Library); the website could summarize the CC benchmarks (such as the Kopka acquisition) and activities; or the site could include the minutes in their entirety. K. Ayers asked the group to review the Town's website as a basis for further discussion on this topic and M. Garavaglia will arrange to have the minutes located in the Library. With regard to the **NHEP Grant Application**, Karen reported that she had submitted the application and that the CC was approved (for up to \$8,000). This money will be used to fund Mark West's services in developing the Prime Wetlands warrant article. M. Garavaglia said she had spoken with Tom Falk (RPC) about delineating the prime wetlands on our tax maps, and will inquire whether the grant monies can be used for this purpose. It was suggested that Marietta inform Laura Mellow (Hampton Union) of this award and that a write-up be included in the next edition of the Town's newsletter. Karen also asked the CC members to e-mail Marietta with any **publicity ideas** that they might have. Marietta asked whether the **Marsh Lane Conservation Preserve Extension** action item should be deleted from the list. R. Wiener said he would continue to address this issue, stating that the CC needs an annual commitment for maintaining the recreational area of this property (perhaps through the Boy Scouts or other organization). Karen suggested that the CC post a sign with parking instructions and/or develop a map indicating the hiking areas.

N. Roka left the CC meeting at 7:20 to join the Biggi discussion.

5. Prior/Continuing Business: Marelli Update (Map 5, Lot 58)→Since the full Board was not in attendance, the Marelli's decided to continue their case until the May meeting. The request from **Norton-Torromeo** (Map 7, Lot 37) for a variance to Article III, Section 8.4.1—allowing the applicant to expand their home further into the wetlands buffer--was denied. The **Tonry** easement is expected to close in June.

D. Gandt, T. Healey-Beattie, N. Roka and S. Hanson rejoined the meeting at 8:10 p.m.

N. Roka informed the members that the **McInnis Dredge & Fill Application** had been approved. With regard to the **Marsh Lane** press release, T. Healey-Beattie reported that she has forwarded her write-up to Cathy Coletti who will distribute it to the appropriate newspapers for publication. As for the easement holder, K. Ayers suggested that SELT would be the logical choice, although Tracy questioned whether the RCCD might feel that they should manage this easement. Both D. Gandt and Tracy will review the grant to determine whether an easement holder is mentioned.

6. Financial Issues: D. Gandt made a motion to approve payment of a \$1,200 **invoice from Mike Daigneault** for appraisal of a portion of the Biggi property. T. Healey-Beattie seconded and the motion passed. R. Wiener moved that K. Ayers be reimbursed for the \$45 **Saving Special Places seminar fee**, and G. Smart seconded this motion. The motion passed.

7. New Business: M. Garavaglia informed the members that there would be a preliminary (non-binding) consultation between **Adventure Development/Pirate's Cove** and the Planning Board on May 22nd. The discussion involves potential development of two 18-hole miniature gold courses (including gift shops) on 3.2 acres of land at the NE corner of Lafayette and Depot roads (Map 8, Lot 65). At present, the application states that no variances would be involved. R. Wiener reported that he had joined Andy Melville, Mr. Melville's daughter and Kristen Grubbs (SELT) for a **site walk of one of the Melville properties** on Wednesday, April 10th. Robert said that the property (approximately 20 acres) contains a nice wooded area as well as some freshwater wetlands, and that Mr. Melville is contemplating selling this parcel in a year or two. Mr. Melville hopes to maintain the land as is.

8. Correspondences/Workshops: K. Ayers briefly commented on the **Saving Special Places** seminar which she attended, stating that she learned that the landowner--not the Conservation Commission--should pay for appraisals when a potential easement is under consideration; further, if the easement is a gift, then the CC should not pay for the survey. N. Roka suggested that if the CC were to adopt this policy, consideration could be given to reimbursing the landowner if the easement was ultimately acquired.

9. Other Business: K. Ayers expressed concern regarding **violations of the wetlands' regulations** in Town, stating that the CC needs to be fastidious in observing and reporting infractions. As an example, question was raised as to a new well under construction in the wetlands setback off of Taylor River on Towle Farm road. M. Garavaglia will follow up with the Building Inspector.

G. Smart and D. Gandt left the meeting at 8:35 p.m.. R. Wiener made a motion to adjourn at 8:59 p.m.; N. Roka seconded. Unanimous.

Marietta L. Garavaglia
Conservation Commission Administrative Assistant