

Call to order: 6:35

PRESENT: Mary Ann Hill, Shawn Hansen, Ann Ries, Cathy Golas, Robert Wiener

ALSO PRESENT: Colin Brown, Summer Intern; Brianna O'Brien, Minute Taker

ABSENT: Lou Gargiulo, Selectman's Representative; James Kibler, Karen Ayers, Paul Melanson,

Raspberry Farm Car Show:

- Steve Sabitini presented his proposal to have a car show at Raspberry Farm
- He explained that he typically does 5 or so car shows a summer on the Town Common. He has done them at Gaylee Robinson's stables in the past as well. He explained that he is looking to get the pulse of the Commission to do a car show on the Raspberry Farm. He thinks it showcases really impressive natural features of the Hampton Fall landscape. The plan would be to choreograph it so it happens right after the haying. Spectators would be to the right, cars to the left. He envisions music and food trucks. Mr. Sabitini mentions that people come from very far away for these shows. Applecrest and Tonry Farms are also potential locations. There is no cost, but they have contributed donations in the past.
- Mr. Hanson is interested. He expresses that he has always liked how it goes on the Common but he does have concerns about ground hogs or any other debris or conditions that may negatively impact the cars.
- Ms. Golas asks why this location.
 - Mr. Sabitini expressed that he really likes the location and that it brings awareness to the area and the opportunities in town.
- Ms. Reis asked if this would replace the Town Common events.
 - Mr. Sabitini explained that he is currently proposing one day and then keeping it in mind for plan B if any other events conflict with the events on the Common.
- Ms. Hill comments that it would be important for the cars to not be leaking any fluids. She also mentions that it is not a smooth landscape, it is lumpy and it might be important for car owners to walk the space first.
 - Mr. Sabitini mentions that these cars are very well taken care of and doesn't expect leaking fluids to be an issue but understands the concern.
- Mr. Weiner is not concerned about leakage but is concerned about logistics and parking for attendees.
 - Mr. Sabitini explains his conceptual plan for parking.
- Mr. Weiner asked about the terms of the conservation easement. The Commission agrees to look into it and think about the proposal more.

Rails to Trails RPC Meeting:

- Mr. Sabitini introduces the Rails to Trails System in Hampton Falls and the event that Scott Bogle of the Rockingham Planning Commission will be hosting on July 11th. They will need one representative from the Conservation Commission to be there and represent all of the Commission's thoughts.
- This project is moving along faster than anticipated.
- Ms. Reis volunteered to attend the meeting.

5 Kensington Rd:

- Sergio Bonilla of Mission Wetland and Ecological Services, LLC and Henry Boyd of Millenium Engineering presented on behalf of 5 Kensington Rd. They are proposing an intermittent stream crossing as part of a 3 lot subdivision. There will be an open bottom box culvert to gain access to the upland portion of the site and allow the stream to connect to the rest of the wetland system. The wetland wraps around the parcel and drains into an excavated fire pond that has been impacted over the years by agricultural activities. Part of the mitigating offsets are to recreate 1500sq ft of wetlands in an existing leach field and restore the area that has been compacted over time and they will use that area for underground conduit for water to serve the house in lot 1. In total there will be 1043 sq ft of temporary impact, 217 sq ft of permanent impact and there will be 1552 sq ft of recreated wetlands. Eben Lewis met at the site for a preliminary review of the proposal. Mitigation also includes about 1500 sq ft of plantings as well as Japanese knotweed eradication which will be done according to state regulations. The plan is based on 100 ft setbacks.
- The Commission expressed that they would send a letter to DES not opposing the project.

12 Lafayette Rd:

- Joseph Faro, owner; Stephen Mayer, PE, Allen & Major Associates, and Luke Hurley Wetland Scientist, Gove Environmental Services, Inc. presented the plans for 12 Lafayette Rd. The proposal is preliminary and shows a 5,800 sq ft restaurant, 26,400 sq ft of retail space and a two-story 92-unit multi family dwelling structure. This project will require 27,050 sq ft of wetland filling and 148,325 sq ft of buffer impacts, 37,000 sq ft of that are existing impacts from the previous development. The project will be required to go through the AOT permitting process. Stormwater will be managed below the surface of the parking lot. The team has met with the Wetlands Bureau several times and with the Army Corps of Engineers with a different plan that they have since changed.
- Mr. Hanson asked if this project has combined two lots. Mr. Faro answered yes.
- Mr. Hurley went over the need for mitigation because of the prime wetland buffer impacts. The reason they are presenting this plan to The Commission is essentially to get the town's feedback but also learn about any possible mitigation opportunities. Mr. Hurley explains what the state would be looking for and asks if the town has a list of potential parcels or restoration projects. They are looking for 4-10 acres for preservation with wetlands that are similar to those being impacted. Mr. Hurley also explained that if they couldn't find a mitigation project in town, they would have to make a payment to the ARM Fund.
- Mr. Hanson explained that the town does have a list but it is not anything formal, but they could share that with Mr. Hurley.
- Mr. Hurley explained that this is the first town meeting they have attended but they have many more ahead.

Pond Recreation- Brown Rd.:

- Ms. Hill shared that a resident is looking to build a pond at the corner of Brown and Towle Farm. It is a very complicated process and so she recommended they look into pondboss.com These residents will likely not have too many problems given their specific situation. They plan to fill it with non-chlorinated pool water. One possible concern is runoff from the pond in case of an extended rainy season.

Notice to DES re 5 Kensington:

- A letter was requested by DES as part of the application for 5 Kensington. Ms. O'Brien will write the letter.

Interns:

- Ms. Hill introduced Colin Brown who is one of the two interns for the summer. Owen Berry was not present but is also working with Colin. They have been down to the Depot taking care of the invasives as well as cleaning up around Marsh Lane.

Marsh Lane:

- Ms. Hill mentioned that she was at Marsh Lane with Owen last week and there is 4 X 4 damage that has left 10 inch ruts in the ground. Ms. Hill suggested that instead of adding another sign that says no motorized vehicles, moving the dog sign to the middle of the trail to make it more difficult to enter with an ATV. The Commission explored other options to protect the parcel. Ms. Hill mentioned they are no longer pursuing the fence to delineate the property boundary near the entrance. The Commission agreed that there have been ongoing problems and they should look back into that as an option.
- Ms. Hill spoke about using wood chips for the right of way area. They appear to be a favorable option. This conversation to be continued.

Raspberry Farm:

- Ted Brooks will be mowing the parking area and path to the Forest. Mr. Hanson mentioned he believed he already did.

Depot:

- Ms. O'Brien mentioned that she had connected with Aidan Barry at DES to learn more about living shoreline options and received a suitability profile for the Depot. Living shorelines are a way to protect the shoreline against various coastal threats using vegetation and engineered planting plans as opposed to revetments or hardscapes. The suitability profile shows that this is a very suitable location and she sent this information to the Depot Rd Parks and Rec sub-committee and is available to work as a liaison between the subcommittee and the state and/or the Conservation Commission if needed to pursue this idea further.

Misc.

- SHEA Invoice- \$100 for the annual photo competition prize.
- Mr. Hanson moves to pay \$100 to SHEA for their annual photo contest. Ms. Golas seconds. All in Favor. Motion Passes.
- Mr. Hanson asked about the greenhead fly traps. They have not been put out yet. Does the Commission have a contact? Ms. Golas agreed to reach out.
- Ms. Hill reported that the bird feeder program went really well.
- Mr. Hanson said he will drop off glasses and flyers for Ms. Hill to table at the Concerts on the Common.
- Ms. Hill asked if Ms. O'Brien could re-do or re-print the Hampton Falls Land Use regulations flyer. Ms. O'Brien will look for the digital copy and work to make a new version.

Finances:

1. CC Fund Bal: \$160,900.16
2. Budget Balance \$10,657.00
3. Trust Fund Bal. at Jan. 1, 2022: \$92,000

Review minutes from May 14, 2022

- Ms. Golas requests that her name is changed to be spelled with a C and not a K
- Mr. Hanson moves to approve the minutes as edited, Mr, Wiener seconds. All in Favor. Motion Passes.

Mr. Wiener motions to adjourn at 8:36pm, Mr. Hanson seconds. All in Favor. Motion Passes.