

# DEERFIELD CONSERVATION COMMISSION

**1967 - FIFTY YEARS AND COUNTING - 2017**

Meeting Minutes – **July 8, 2019**

**Members Present:** Brian Adams, Haley Andreozzi, Serita Frey, Erick Berglund  
**Members Absent:** Wes Golomb  
**Visitors & Guests:** Sylvia von Aulock

Serita Frey opened the meeting at 7:05 pm.

**Deerfield Town Planner Sylvia von Aulock** has requested DCC's input on improvements to the current Town Wetland Conservation Zoning Regulations. Members were asked to review Ms. von Aulock's outline and **recommend additions and changes that could be presented to and supported by the Planning Board**. A revised ordinance could also be put forward with a petitioned warrant article but would still require Planning Board support.

Ms. von Aulock suggested the **insertion of an explanation of the *Intent* of the regulations; to limit uses that are in conflict with the wetland, to maintain the wetland's function and value, and to allow appropriate uses and development in the vicinity of a wetland..."without infringing on wetlands and their buffers"**.

Ms. von Aulock also suggested that **all new lots contain...a minimum of 1 acre of contiguous upland soils (soils other than poorly or very poorly drained soils)**, stating that one acre is sufficient for a good, buildable lot while ensuring that any given development has enough upland soils to support structures without adversely impacting the wetland. **Current minimum lot size in Deerfield is 3 acres of which 2.25 acres must be upland soils; however, the acreage does not have to be contiguous, potentially creating an adverse scenario in which wetlands could wind throughout the lot.**

A third suggested revision is to **replace the word "*building*" with the word "*structure*"** (as currently defined in the ordinance) and prohibit placement "*within 100 feet of any wetland*". Ms. von Aulock stopped short of including a **requirement for the buildable area to be accessible from the road to avoid situations in which the upland soils are located at the back of the property, theoretically requiring a driveway to cross the wetland for access to the structure.**

Haley Andreozzi will add a fourth requirement of a **50 foot buffer with defined prohibited and allowed uses, (agriculture, drainage, some cutting)**. The description needs to be well-defined to facilitate decision-making by boards and departments tasked with administration and enforcement of the ordinance. **Ms. Andreozzi volunteered to pull together the various ideas discussed and create a comprehensive document to present to the Planning Board**. A conversation with the Planning Board needs to start in September or October followed by a public hearing prior to the end of the year, assuming the Planning Board endorses the revisions.

**Approval of Minutes:** Serita Frey moved to approve the **minutes of the June 10<sup>th</sup> meeting**. Haley Andreozzi seconded the motion which passed with Erick Berglund abstaining.

**Finance:** Erick Berglund reported an *official* conservation fund balance for **May 31, 2019** of **\$191,023.23** reflecting a credit of **\$3,439.04 representing DCC's 50% share of Land Use Change Tax for First Quarter 2019 and interest of \$40.53**. The *unofficial* balance at **June 30, 2019** based on the **un-reconciled June bank statement** was **\$191,062.48 reflecting interest of \$39.25**. Project payments approved in May for Boisvert Town Forest, Mathes North Rd. and Mathes Raymond Rd. in the amounts of \$14,943.57, \$12,671.08 and \$2,400.00 respectively are not yet reflected in the final balance.

**Mr. Berglund agreed that the purchase of turtle crossing signs voted at the June meeting should be made from the supply line of the current budget**, not the conservation fund. DCC follows the RSA's for guidance on spending from the conservation fund, and in the past, justification for Town-contributed dollars was based on their use for permanent protection. A future conversation on the use of these funds was suggested.

**Members reviewed the proposed 2020 budget** and agreed that an **additional \$500 for Legal** expenditures is appropriate. After further discussion, it was also agreed that **\$200 should remain in the Trails line** with the

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Meeting Minutes – **July 8, 2019**

understanding that this sub-committee needs to be re-examined and defined. It was suggested that **funds could be used to engage a consultant to conduct a basic trail maintenance workshop** and speak with interested *Trails Committee* members. Haley Andreozzi will check into the cost. Members from the Barrington Trails Committee, who conduct monthly walks and maintain trails, could be invited to share their ideas at a future DCC meeting. **An enthusiastic individual is needed to lead Deerfield's committee.**

**Bear Brook Steering Committee:** Brian Adams reported that the committee conducted a public comments session last month. Attendance included equestrians and snowmobilers.

**BioBlitz:** Serita Frey reported that **Deerfield's application was not one of the two selected** to receive assistance from the UNH Extension program geared to identify plants, animals, fungi and insects on town-owned lands. Chair Frey expressed DCC's continued willingness to work with DCS students on future projects as in the past.

### **Regulated Wetlands & Shorelands – Permits/Applications:**

- **NHDES Wetlands and Non-Site specific Permit 2019-00527 issued**  
**Eversource Grounding Ring Project – 373, 391, 385 Lines** (See January 2019 Conditional Use Permit)
- **NHDES Shoreland Impact Permit 2019-01410** – Patricia Reilly/Thomas Johnson – **Tax Map 202 Lot 12**  
37 Baker Ave – Impact 1,850 SF of protected shoreland to construct a 16 ft. x 24 ft. addition to existing primary structure, new septic system & well. (DCC was not copied on the application dated & revised 4/10/19 & 5/30/19 respectively)
- **Confirmation of Complete Forestry Notification** – Brian Handley – **Map 405 Lot 2** – 150 North Rd.
- **Wetlands Permit Application:** Cassier Family Trust – **Map 419 Lot 88.2** (3.116 Ac) Candia Rd. Members reviewed the application and plan which depicts the proposed building envelope located at the center of the parcel. **Construction of a driveway from the lot's frontage on Candia Rd. across a wetland and its 100 ft. setback is needed to access the proposed structure, requiring installation of 36 LF of 36" diameter concrete culvert and filling of 320 SF of wetland.** The applicant requested *Expedited Review* which requires the Conservation Commission's signature, therefore waiving its right to intervene per RSA 482-A:11, indicating its belief that the plans for the proposed project are accurately represented, and signifying that it has no objection to permitting the proposed work.

In view of the members' earlier discussion on improvements to the Deerfield *Wetland Conservation Zoning Regulations*, **members voted to decline approval for expedited review** (*Motion: Brian Adams Second: Erick Berglund Passage: Unanimous*). Given the small size of the building envelope (15,900+/- SF) and the size and location of the wetlands on the parcel, the plan is a prime example of the type of situation a revised ordinance seeks to avoid. **The application will be returned to the applicant for submission to NHDES for Standard Review.**

### **Announcements/Correspondence/Reminders:**

- **FEMA letter to Dick Pitman/cc Serita Frey:** Flood Risk Review meetings on July 16<sup>th</sup> & 17<sup>th</sup> to discuss the **updated engineering analysis and new workmaps** available to each community.

### **Project Updates:**

- **Project #38: Mathes Property:**  
**Map 418 Lots 22, 23 & 78 – Raymond Rd:** Members were informed that Bear-Paw was considering the submission of an LCHIP application for funding this project; however, the project is not sufficiently defined at this point to meet the July 12<sup>th</sup> deadline for submission.

## DEERFIELD CONSERVATION COMMISSION

**1967 - FIFTY YEARS AND COUNTING - 2017**

Meeting Minutes – **July 8, 2019**

- **Project #31: 128 Acre Parcel - (Marston Farm - Pendleton Parcel)**  
Questions regarding the easement deed posed by Town Council, Jim Raymond have been referred to Bear-Paw attorneys for their response. The June 30<sup>th</sup> deadline for project completion has been extended. LCHIP has accepted the language for both the Bear-Paw overlay easement deed and the Executory Interest deed to LCHIP. Acceptance by DCC members is on hold pending Jim Raymond's review.
- **Boisvert Town Forest: Deerfield will be receiving \$16,000** from a *Merrimac Conservation Partnership* grant that will offset costs related to this project.
- **Project #35: Epsom/Deerfield**  
Haley Andreozzi will follow up with Bear-Paw on her previous email outlining the project and its current status. In December 2018 DCC authorized Bear-Paw to offer \$62,500 for the backland parcel. An LCHIP grant of \$28,000 was awarded to Deerfield in November 2018 with 18 months to complete the project. **Since the owner has not agreed to previous offers, rendering Deerfield's participation in this joint project uncertain, it is felt that LCHIP should be updated on the project's status with respect to the grant.** It is imperative that a positive relationship with LCHIP be maintained going forward.

The Meeting adjourned at approximately 8:30 pm.

**The next regular meeting is scheduled for Monday, September 9, 2019**

*(Please check the website for scheduling changes)*

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*These minutes were prepared and submitted by Judy Marshall. Revisions, if any, will be contained in the minutes of the next meeting and posted to the Town website, after approval by the Deerfield Conservation Commission*