

**DEERFIELD CONSERVATION COMMISSION**  
**1967 – FIFTY-SIX YEARS AND COUNTING – 2023**  
**Regular Meeting Minutes – April 10, 2023**

**Attendees:** Haley Andreozzi, Serita Frey, Chloe Gross, Erroll Rhodes  
**Members Absent:** Josh Freed, Wes Golomb  
**Visitors & Guests:** GZA: Andrew Ackerman, Conor Madison  
Eversource: Jeremy Fennell, Tim Moriarty, Elise Ward  
Residents: Erick Berglund, Phil Bilodeau, Barbara Mathews

Chair Serita Frey convened the meeting at **7:03 pm**

**Representatives from GZA GeoEnvironmental and Eversource** presented an overview of a Conditional Use Permit application (CUP) it is seeking from the Planning Board for proposed pole replacements on the existing **G146 transmission line in Deerfield**. The proposed maintenance work will require impacts within the Town of Deerfield Wetlands Conservation District for access and work pad placement.

**Criteria for the issuance of a Conditional Use Permit under Article 210.7 of the Deerfield Zoning Ordinance**

- Construction is essential to productive use of land not within the Wetlands Conservation District
- Methods minimize detrimental impacts to wetlands, and restoration of site nearly as possible to original condition
- No feasible alternative route not crossing a wetland has less detrimental impact
- Economic advantage alone is not a reason for the proposed construction

**Project Information**

- Utility pole replacement on the G146 transmission Line in Concord, Pembroke, Bow, Allenstown & Deerfield
- G145 line extends from Deerfield Substation, 18 miles westerly to Garvin Substation in Concord
- Deerfield segment: 7.3 miles, from Cate Road (Deerfield Substation), westerly to Mount Delight Road.
- Project necessary to maintain statewide system safety and reliability
- Duration: Approximately 1 year to 14 months
- Contractors selected through competitive bidding (currently 4 qualified vendors)

**Scope of Work & Timeline:**

- Replace 73 existing laminated wood structures with weathered steel structures
- Remove/eliminate two Deerfield structures (#22 & #28)
- Increase in pole height of 5 to 10 feet
- Working within 150 foot and 200-foot-wide utility right-of-way (ROW)
- After 2023 growing season work will continue whether ground is frozen or not
- Access using existing access routes – New gravel roads in upland areas where slopes are steeper
- Poles 78 – 75 need to build new roads
- Alteration of Terrain (AoT) for removal of 4 inches of topsoil and replacement with crushed stone
- June/July 2023 – begin work (staging & prep) through end of October 2023 or continue if weather is mild
- 10/1/2023 anticipate all crews to be actively working
- Cease work in summer 2024 to prevent service interruptions (summer community cooling requirements)
- Touch-up work in 2025

**Permitting & Assessments:**

- Separate permit submission to NHDES for temporary wetland impacts in Deerfield
- National Heritage Bureau survey expected in June for Licorice Goldenrod (to be fenced & access prohibited if found)
- Follow Fish and Game specific mitigation requirements
- Vernal Pools currently being assessed (re-mapping) – 1 to 2 weeks for full report availability
- Wetland delineation (Normandeau Associates) 2010/2015 – Updated (GZA) January 2023
- Fish & Game currently finalizing requirements for protection of wildlife and possible Licorice Goldenrod
- Permits expected in mid-June

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**Environmental Impact Minimization & Oversight:**

- Avoid wetlands if possible (Move access around wetlands)
- Stay within ROW or wrap around the ROW with landowner permission
- Monitoring to begin when activity nears wetlands
- Environmental monitor regularly on site
- GZA (Eversource contractor) employs three staff monitors (certified biologists)
- Third-party monitors preferred, with Town team as part of the process (Keach-Nordstrom Associates)
- Continuous monitoring till matting is in place
- Monitoring for Rare Threatened and Endangered (RTE) species during construction, especially where matting is used
- Contractors to be trained to observe/report RTE's
- Mats to be placed after 2023 growing season and removed within 1 year (October through October)
- Timber matting within delineated wetlands, around work pads & access (rutting, compaction, erosion prevention)
- Erosion/sediment controls employed when soil is disturbed (straw wattle or other types depending on circumstances)
- Adherence to NHDES March 2019 BMP manual
- Adherence to Fish & Game permit requirements

**Areas Of Concern:**

- Amphibians (Blanding's Turtles and Black Racer Snakes - especially during seasonal nesting & migration)
- Adverse impacts to life cycles of amphibians if vernal pools are matted for over a year
- DCC to send letter with concerns/recommendations to Planning Board (advisory only)

**Restoration**

- Restore/seed disturbed areas with fast-germinating native grass mix/conservation mixture
- Straw mulch over seeded areas
- Ensure 85% regrowth prior to fall – Re-examine in spring to assess stabilization

Phil Bilodeau inquired about the digging and vehicular activity he recently observed and was informed that the area of concern was likely an archeologically sensitive site; a schoolhouse. Elise Ward (Eversource) conducted a field visit at the invitation of landowner Erick Berglund. Meetings with other property owners are being conducted and information will be provided on a project website along with access to all maps and the application.

**DCC will provide a letter outlining its baseline recommendations to the Planning Board, based on the application and information obtained during the meeting;** however, DCC cannot fully respond without having seen the **Fish and Game requirements, which could be 7 to 8 weeks away.** DCC is also especially interested in reviewing the vernal pool assessment and will recommend that they be avoided entirely, stressing that matting over a vernal pool for a year was inappropriate. DCC will once again encourage third-party monitoring, and emphasize the fact that its recommendations are being made without the benefit of reviewing the Fish and Game report. GZA indicated that it will commit to the Fish and Game requirements. **The Planning Board public hearing for the project is scheduled for April 19<sup>th</sup>.**

**Bear-Paw – Cassier Project #41 – Candia Rd Map 419 Lot 88**

Kaitlin Deyo from Bear-Paw presented information and a funding breakdown for the Cassier project. Owners Patrick and Sandra Cassier are donating the development value of the land, and an additional \$1,000 upon acceptance of the project by Bear-Paw. The easement will be known as the *Fred and Amanda Morrisette Memorial Forest Easement*. The Cassiers have expressed an interest in eventually leaving the property to Bear-Paw.

The 47-acre parcel has 406 feet of undeveloped road frontage along Candia Rd., and its proximity to both the Lindsay-Flanders Town Forest and the newly conserved Mathew's easement are notable attributes. In addition to its location, the parcel is categorized as Tier 2 (top-ranked in the bioregion) per the 2020 NH Wildlife Action Plan, is within the Coastal Conservation Focus area, and a NH Fish and Game prioritized habitat block containing wetlands and many black gum trees. **The Cassiers have stressed their desire for the parcel be open to the public for recreational purposes under the terms of the easement.** The land has been surveyed, is vacant, and has a provision for a small parking area. Because the donor will be retaining ownership of the parcel, parking should not be problematic. A letter of intent is on file.

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Ms. Deyo provided the following **breakdown and explanation of the \$19,230 DCC funding request:**

**Attorney Fees: \$4,000**

- Bear-Paw counsel – Ransmeier & Spellman P.C.
- Not a fixed rate – Based on the area, scope of the project and landowner goals
- Can range from \$2,000 to \$10,000 (\$4,000 affords some “wiggle-room”)

**Title Insurance: \$500**

- A typical title examination runs approximately \$400 to \$500

**Survey: \$0**

- Parcel was previously surveyed)

**Hazardous Waste Assessment: \$500**

- Internal and fixed

**Recording Fees: \$250**

- Standard – Set by County

**Printing: \$250**

- Photos of boundaries
- Baseline documents – 2 copies to Bear-Paw, 1 copy to the Owner and 1 copy to DCC

**Project Management: \$5,000 Baseline Documentation: \$1,000**

- Internal Bear-Paw policy – Created and approved by the Board
- Based on Land Trust Alliance standards

**Contingency: \$230**

- 2% of the project budget

**Stewardship & Legal Defense Costs: \$8,500**

- Bear-Paw internal stewardship policy

If costs are less than projected, DCC’s contribution to the transaction costs is adjusted accordingly. **Total Transaction costs of \$20,230.00 less the \$1,000 Cassier donation result in a proposed DCC funding request of \$19,230.** The Town will hold an Executory Interest in the easement. Ms. Deyo indicated that the intention was for Bear-Paw to prepare the CE deed for review and to close by the end of the year. Barbara Mathews spoke in favor of the project on behalf of herself and Rob Mathews. Ms. Mathews felt this was a nice property, noting its location on a scenic road.

**Motion:**

*Serita Frey moved to accept the Cassier project.*

*Erroll Rhodes seconded the motion.*

**Vote:**

*The motion was approved unanimously*

A suggestion was made to incorporate language into future CE deeds that would address and allow for parking.

**Southeast Land Trust: Rix Map 424 Lots 103 & 108**

Duane Hyde was informed on 3/29 of the failure of Warrant Article #23, resulting in DCC’s inability to contribute to the project.

**Passage of Warrant Article #21**

DCC will receive **100% of LUCT beginning April 1, 2023.** It was noted, however, that DCC should be mindful of the small 14% margin by which the article was approved by the voters in March.

**By-Laws: Suggested Topics to be Addressed/Adopted**

Members will discuss the adoption of by-laws at a later date. In the interim, DCC will reach out to NHACC to determine if they have examples. It was mentioned that there are suggestions for by-laws in the latest version of the NHACC handbook.

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**Approval of Minutes:**

**Motion:**

*Serita Frey moved to approve the minutes of the March regular meeting.*

*Erroll Rhodes seconded the motion*

**Vote:**

*The motion was approved unanimously*

**Finance:**

The March financial information for the Conservation Fund was not available at the time of the meeting; however, **the balance in the Conservation Fund at the end of February was \$350,362.03.** The amount of LUCT for 4<sup>th</sup> Quarter 2022 is also pending.

**Organizational Business:**

**Re-Appointment of Members: 3-Year Terms Expiring on April 30, 2026**

**Motion:**

*Serita Frey moved to recommend to the BOS, the re-appointment of members **Wes Golomb** and **Josh Freed** whose terms of office expire on April 30<sup>th</sup> 2023. The new terms of office will continue through April 30<sup>th</sup> 2026.*

*Erroll Rhodes seconded the motion.*

**Vote:**

*The motion was approved unanimously*

**Annual Nomination of Officers for Year 2023 – 2024**

**For the term beginning May 1, 2023 and ending April 30, 2024**

**Motion:** *Erroll Rhodes moved to nominate **Serita Frey** as **Chair**, seconded by **Chloe Gross***

**Vote:** *The motion was approved unanimously*

**Motion:** *Erroll Rhodes moved to nominate **Haley Andreozzi** as **Co-Chair**, seconded by **Chloe Gross***

**Vote:** *The motion was approved unanimously*

**Motion:** *Haley Andreozzi moved to nominate **Erroll Rhodes** as **Finance Officer**, seconded by **Chloe Gross***

**Vote:** *The motion was approved unanimously*

**Stewardship/Easement Monitoring:**

**Trail Maintenance – Tim Gross – Proposed Eagle Scout Project**

Tim Gross reached out to DCC regarding a potential Eagle Scout project. Members were asked to think about various projects that might be appropriate. A number of suggestions that have been on hold since 2021 were:

- **Bridge** over Nichols Brook and/or wet area - Lindsay-Flanders
- **Trail Extension** - Peg King to Gazebo
- **Re-blazing** - Lindsay-Flanders and Dowst-Cate
- **Town Forest Kiosks** – Originally proposed by Bear-Paw
- **Repair wall breaches** - Lindsay Flanders
- **Sign Replacement** - Dowst-Cate (Originally proposed by Cub Scout Pack 138 & Jude Dallaire)

**Conservation Land Stewardship** – LCHIP monitoring reports of LCIP parcels (Great Brook) have been received.

**NHACC Wetlands Training Program** – At training course designed to help conservation commissions develop an efficient and effective response to state wetlands permit applications is being offered through NHACC.

Serita Frey Adjourned the meeting at 9:04 pm.

**The next regular meeting is scheduled for 7 PM on Monday, May 8, 2023**

*(Please check the website [townofdeerfieldnh.com](http://townofdeerfieldnh.com) for scheduling changes) 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*