

Members present: Carsten Springer, Jason Holder, Allan Hess, Robert Loree

Members absent: David Caillouette and Patty Shogren (alternate)

The meeting was called to order at 7:35 PM and was televised.

Pledge of Allegiance: was recited by those present.

Others in Attendance: Charles Zilch (S.E.C. Associates), Charles Lucas, Jackie Fitzgerald Boyd (Cotton Farms Village **CFV**) and Philip Coombs.

Charles Zilch was recognized by the chair to present changes in the plans to **CFV** and to present the updated site map. He reminded the members that the ConCom had done a site walk of the property and noted the new plans have been submitted to the planning board. Mr. Zilch informed the ConCom members that units 41 and 43 were originally built in the 1980 and are four, 1-bedroom apartment buildings. The hope was to raise these to units and to construct on the same footprint, six, 1-bedroom units in a 2 story configuration with an underneath crawl space for utilities. He alerted the members that there is a zoning ordinance restricts the number of units to 4 in a multiple family building. The number can go up to 5 in a work force housing situation. The footprint also doesn't support 6 units very well. He noted that unit 47 raised a few years ago might now be resurrected and rebuilt. He began by pointing out that unit 43, on the NE corner, will be rebuilt by constructing a 4 unit 2 story building, noting that most of that building is already within the 75' wetlands buffer with the septic systems outside the buffer. Unit 41 will also be 4-unit 2-story building with a crawl space. They would like to construct a new foundation, moving it 4 feet south to avoid the wetlands. Unit 47 that was taken down to a slab about 4 to 5 years ago will be also be moved, swinging it southwest to take much of the building out of the wetlands. Carsten clarified for the camera that the building was previously solely in the wetlands setback. The building will be pivoted counterclockwise placing it one third to one half in the wetlands setback and the rest outside. Mr. Zilch explained he would like to bring the foundation out a little bit further but per the state regulations, the fill around the septic system cannot be intersected. After checking the original septic plans that are as far forward they can bring it. The new plan brings the building out of the wetlands as much as possible. This will allow for a couple of parking areas on either side of the leach field, adding about 10 parking spaces. An existing paved not well utilized parking area can then be removed, eliminating impervious area near the wetlands and the area would be restored. Carsten recapped that 2 existing parking areas that are well in the wetlands would be eliminated along with the associated paved areas and 5 new spaces will be added away from the wetlands. Carsten then asked if there would be a level septic load of bathroom use by the existing septic systems. The septic loads would remain level and pump chambers would bring waste to an existing leach field. The new plans eliminate the need for a pump chamber to pump waste up to an underutilized septic system. Mr. Zilch stated that by moving the buildings, the area within the wetlands buffer drops from 3000 sq. feet to 1500 sq. feet or 50%. Carsten asked about the new ZBA requirements for collecting roof drainage. Mr. Zilch stated instead of the previous idea of a cistern, a rain guard might be used. A rain guard was used at the Charter Brothers site on Rt. 111a. Carsten expressed concerns that the Rain Guard does not hold water because the water table at the **CFV** is

higher. Mr. Zilch explains that Rain gardens catch the water. He pointed to three areas designed to catch the water. He then noted the plans will be presented to the planning board the following Thursday. He pointed out where the all the parking spaces for the units will be per request of Jason, noting that 2 spaces are required for each unit. More information will follow on the rainwater drainage. They will come back with the engineer's design for the rain guard. Carsten asked if this is an over 55 development. Mr. Zilch answered in the negative. Carsten asked for thoughts from the ConCom whether this new plan is an environmental improvement or not. After a brief discussion, Carsten made a motion, to send a letter to the Planning Board stating that after review and discussion, the new proposal for **CFV** is an improvement over the previous plan keen upon certain factors such as less problematic arrangements for septic, reduction of impervious surfaces within the wetland buffer and movement of one building out of wetland buffer. The motion was seconded by Jason and passed unanimously.

Philip Coombs from Coombs Farm then appeared before the commission. Carsten noted that Philip has done the haying and brought the sheep to the Sanborn Conservation land. Mr. Coombs informed the commission that he has just bought a farm and hay field and will be unable to hay the conservation land field going forward. As part of the agreement he owes two hours and will prep the field across from the Red School house. He thanks the commission for the opportunity that was given him. He was asked if he knew of anyone else who might be able to hay the field. He will notify the commission if he hears of anyone. Carsten will check with the Russicks. Carsten thanked Philip for notifying the board. Carsten also asked him to forward the name of his co-operative extension contact to which he agreed.

Review of Minutes: The minutes of the November 5th meeting were reviewed and amended. Carsten made a motion, seconded by Alan Hess to accept the minutes as amended. The motion carried with Carsten abstaining from voting on items prior to 8:20PM when he entered that meeting.

Old Business: *Work crew*-Carsten updated the members that a work crew did go to the gravel pit in the town forest and removed 21 barrels of trash, shells, rounds etc. Lunches were supplied as previously voted upon. He had to make an executive decision and went to ECL and bought 3 barrels for use that day. The barrels were shuttled to the dumpster. He also bought a good pair of loppers and a bow saw to take care of some things that day. The cost was split down the middle with the Forestry Committee. Will need to ask Patty for the exact dollar amount. *Conservation Property*-Carsten gave an update of the two days the ConCom members and some volunteers worked on the property. Alan and Carsten dropped some trees and cut the wood into 4-foot lengths. Bobby brought his chipper and the members and volunteers fed the brush into the chipper. They spread the brush around the apple trees and beehives. The area is now open to light and more apple trees can be planted this spring. Jason noted some water coming from the pond or a spring. Carsten noted it depended on the time of year. Jason asked about a culvert. Carsten thought maybe in 2 places, one lower to that area and one up in the woods in case emergency vehicles need to get into the property. Would not want them to get stuck. Alan mentioned that Brian Delahunty of Delahunty Florist and Nursery, would give the ConCom a lead on buying apple trees. Carsten asked Bobby how many hours he worked on his ConCom property. Together they figured approximately 5 hours. Carsten reminded all that on a number of occasions the commission discussed reimbursing those who bring heavy equipment for

ConCom use (Backhoes, chippers etc.). Carsten mentioned 30% of going rate. Bobby had rental price lists from Grand Rental in Plaistow and East Coast Lumber in Hampstead. The rate for a chipper was \$290.00/\$270.00 respectively, approximately \$35.00/hr. at 1/3 of that or \$55.00. Carsten made a motion to authorize \$55.00 to be paid to Bobby Loree for expenses. Before a second was given, Jason thought that the amount might have been 50%. Mary Ann DiStefano, clerk, will find the record of the discussions in the previous minutes and the discussion will be tabled for now. Carsten made a motion to reimburse Bobby at the previously agreed rate for 5 hours. The clerk will check the percentage. If there is a question, it will be discussed at the next meeting. Seconded by Jason. Passed with Bobby abstaining.

Carsten announced to the audience there will be a blood drive on Friday, December 4th from 2 PM to 7 PM at the community center. The Red Cross blood supply is down and donors are needed.

Bobby notified the members that he has a catalog from Mullican nursery near Concord with the cost of apple trees. Bobby also asked for an update on the signs for the Conservation land. Carsten will find out from Patty the name of the company who made the Community Center Signs. Alan reminded the group that there are two signs that have been discussed, one identifying the property and one for the parking lot. It will be spring before the signs will be able to be installed. Carsten informed the audiences that if anyone needs wood please speak to a member of the ConCom and he will make sure they get wood. They might have some dry but most may be green. It would be especially nice if one is willing to help up there or has a truck.

Adjournment: at 8:22PM, Allan made a motion to adjourn the meeting. Carsten seconded the motion. It passed unanimously.

MINUTES PREPARED BY MARY ANN DISTEFANO

Amended/Approved on January 7, 2016 by majority of the Commission