

**Members:** Carsten Springer (chairman), Bobby Loree, Allan Hess, Patty Shogren (alternate), Steve Mankus (alternate).

**Also Present:** Charles Zilch SEC

**Called to Order:** @7:34PM and was televised and live streamed

**Pledge of Allegiance:** Recited by those present.

**Review Minutes:** The minutes of the April 5<sup>th</sup> meeting were reviewed and amended. Bobby made a motion to accept the minutes as amended, seconded by Carsten. Bobby and Allan voted yes, Patty abstained. Jason Holder CC member, entered the meeting at 7:40 PM

**Old Business:**

**Tree tags:** Carsten reported they are close to being completed. The wording needs to be figured out. One of the set of tags is needed for a property that Charles Zilch is involved with. Carsten asked Charles what wording the state suggested. He replied there was no specific recommendations on wording but would keep it simple such as "DO NOT CUT BUFFER". Carsten stated that there would be some made with other wording.

Jason entered the meeting at 7:40 PM.

Spring cleanup at the SFARC: Carsten reported Allan is lining up an excavator to remove stumps and rocks. This is in preparation to stake and place apple trees. Carsten would like to borrow an 8"-12" auger to bore and plant. Bobby inquired about a date for this. Carsten reported no date was set but from June 18<sup>th</sup>-21<sup>st</sup> the CC would have the ability to use a crew of 4 guys plus the overseer from the County farm. Carsten asked Bobby if this date is too late to plant. Bobby stated no unless it got really dry. Bobby reported that the trees are very small and the CC could wait another year to plant them or in the fall. The key thing is getting the area ready to plant. Allan stated that since he would be up there with the excavator he could dig the holes for planting. Carsten agreed this could be a possibility. Carsten then asked the members to bring three dates they are available to the next meeting. A day, either the last two weeks in May or the first week in June, will be decided when majority of the members are available.

**New Business:**

Charles Zilch SEC was called to the table to discuss a parcel of land. Carsten recused himself from this discussion because he represents a client associated with this property. Carsten left the table for the audience and appointed Bobby as acting chair. Steve and Patty were then designated voting members by Bobby. Charlie explained he was representing Jonathan Paul for his property identified as tax parcel 4-153-1 located on Pleasant St. at the corner of Pleasant and Main St. This parcel was recently subdivided allowing for a house lot, tax parcel 4-153, on Main St. There is a new house next to this parcel, lot 4-154. He is here to discuss the remaining backland. It has 8.76 acres with 605' of frontage on Pleasant St. It is located in the residential/agricultural zone and the Danville Village district zone. There are wetlands on this property. A large area on the eastern side of the property which surrounds Colby Brook and comprised of forestry and poorly drained soil. There is another wetland area near Kimball Terrace and Pleasant Street. Drainage to the property comes from the other side of Main Street via a culvert. He described the wetlands and its seasonal fluctuations. They would like to subdivide this property into three building lots. They are planning, three residential properties but in the future, they could be used for all commercial or a combo of residential and commercial which is allowed in this district. Because the wetlands cover most of the frontage, to minimize the impact on the wetlands they would like to combine the driveways to one shared

driveway that all three house lots would come off of. There is an old wood road in a narrow section. They would like to use the Danville roadway cross section model which is 24' across including shoulder etc. If the property went commercial there would be minimal impact to the wetlands to change the driveway. So for now with the properties being for residential use, the idea is to put in a 20' across gravel driveway which meets fire protection requirements. The remainder of the property is high and dry and meets the 2 acre requirement. Jason asked if there is an outlet on the wetlands near where Earl's garage used to be. He was informed it runs to the Colby Brook. Allan inquired about the 60' easement near the stonewall on the south side. He was told it was in case a second form of access is needed into the property for the future if needed for commercial use. Charlie told the group that information to Natural Heritage will need to be submitted. They will look for occurrences of rare species of animals. Blanding turtles and Black racer snakes have been noted within a mile of the site. The design will go to Fish and Game for their consideration. They usually like a culvert big enough for an amphibious animals to go through the culvert instead of over the roadway. We have decided to use an oversized concrete culvert, 36" pipe, set low enough for animals to cross through the wetlands and seasonal waterflow to go through it. Fish and Game was shown the plans and were happy with it. He elaborated on the culvert design. The plan is to put together a home owners association agreement on maintaining the driveway. The Planning Board (PB) and CC will get a copy of this. Carsten from the audience informed the members he had spoken to the town road agent. This will be built to town road standards and is very wide. This will not need to be paved unless needed, minimizing wetlands impact. This development could hopefully be for commercial use in the future to help the tax base of the town. Charlie has presented to plans to the planning board and was continue until next month. There is a site walk scheduled for the Property for Tuesday the 8<sup>th</sup> @ 6:30 PM. Carsten added that on this property uplands from Pleasant street there are sugar maples, white pine and hickory. There is about 35' difference in height from the end of the property and Pleasant Street. He elaborated on the driveway area and drainage conditions. Charlie will take comments from the PB and CC at the site walk and address those and resubmit the plans. Bobby asked if a letter is needed from the CC. This will be done after the site walk.

The presentation was completed and Carsten returned to the table.

Carsten explained to Steve, the new member, that the CC in NH is advisory and not regulatory which makes the CC's job more difficult but more thoughtful. Sometimes the inconsistencies of regulations from the state EPA make it difficult as the DLPPA has found out when applying for a grant to control the milfoil. Patty will send electronic version of the CC handbook to Steve. Bobby asked if someone from the DLPPA needs to come to present the quarterly report. Carsten has seen the quarterly and doesn't think that will be necessary.

Carsten asked for a motion to adjourn. Patty made the motion, seconded by Jason. The motion passed unanimously.

**Adjournment of Public Meeting:** At 8:24PM Carsten asked for a motion to adjourn.

## **MINUTES PREPARED BY MARY ANN DISTEFANO**

Amended on May 17, 2018 by majority of the Commission