



TOWN OF BOW

Conservation Commission

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Bow Conservation Commission

Meeting – October 3, 2019

DRAFT Minutes

The regular meeting of the Bow Conservation Commission was held on October 3 at 7:00 p.m. Chair Sandy Crystall called the meeting to order with the introduction of the members.

Members present: Sandy Crystall, Amanda Kallenbach, Michael Hansen, and Wendy Waskin. Bob Ball was excused. Also present was Allison Scheiderer from the Fiver Rivers Conservation Trust, Robert Dawkins from Bow Open Spaces, and Linda Millman.

Ms. Crystall introduced Allison Scheiderer who gave a presentation of the Trust and its activity in the area. She spoke about the project that is currently under way for creating a list of conservation focus areas for a future conservation plan. That is why she is meeting with many towns in the area to learn more about each community's conservation priorities. Members discussed the fact that the Natural Resource Inventory will provide more information about which land in Town is in need of protection. Also members discussed other land in Town that has potential conservation value, like the parcel on Bow Bog Road where the large development was proposed and later withdrawn. Discussion focused on ways the parcel can be preserved, given the momentum created by the controversial development proposal and many Town citizens being aware of the importance of this land and its resources.

Ms. Scheiderer thanked the Commission for giving her the time and asked to provide her with more information on the Town conservation priorities once the NRI is complete.

Items for consideration/discussion

NRI status

Ms. Crystall provided an update and noted that the progress report and invoice were part of the packet. After a brief discussion about the issues relevant to field surveys, timelines, and some extra funds that remain that could be used towards some additional field work. It was also noted that the members would need to know where the additional field work may take place before voting for more field days. Another thing that was discussed was to add winter animal watching to the field work. Members also discussed the need to uphold the stewardship function for Town owned land that is not protected and the NRI serving that function by identifying what is there and helping to protect and manage that land now and in the future.

Ms. Waskin made a motion to approve the payment of the invoice from Moosehead Ecological Ms. Kallenbach duly seconded and motion passed unanimously.

Mr. Hansen made a motion to approve the funding of the additional field work days in the amount up to a \$800 dollars with the understanding that the privately owned parcels are reviewed first and Town owned unprotected land lots are given second priority and an interim status report on field work provided.

Discussion ensued about the interim status report.

1 *Mr. Hansen made a motion to approve additional field work up to \$800 dollars based on private*
2 *properties or unprotected Town Properties with a list of those properties provided to the Commission*
3 *by the next meeting. Ms. Waskin duly seconded and motion passed unanimously.*

4 **Turee Pond /VLAP Update**

5 Deferred to next meeting. Ms. Crystall noted that she had discussed additional locations for
6 Chloride sampling with Mr. Ball.

8 **CUPs/ Subdivision - status**

9 **a. CUP# 504-19 / 71-77 Brown Hill Rd. ("Hamilton Court"/Samuel Drive LLC).**

10 Ms. Crystall said that a hydrology study has been done for the project was presented to the
11 Planning Board and the conclusion was that there was enough water. Members discussed the
12 hydrology study, its assumptions, and the fact that the study was very basic. Linda Millman was
13 particularly concerned with the fact that the study has not been addressed to the Town and that
14 the Town had no say in choosing the company for the study, thus having no say in what the scope
15 of work should have been. Ms. Crystall then updated the members on what the Planning Board was
16 concerned with and what the process will be. Linda Millman said that she was under the
17 impression that the Board did not quite settle on the number of lots. Members discussed the need
18 of the developer to come back to the Commission in case the plans have changed. Curbing was also
19 discussed and the fact that the Public Works director did not have any concerns with sloping
20 granite curbing and removing the sumps.

21 Ms. Crystall said she can email the project manager in case the Commission needs to see the new
22 plans.

24 **b. Quimby Road subdivision and sitewalk.**

25 Ms. Crystall said that the sitewalk will take place on the day of the Planning Board meeting on
26 October 17th at 5:30 PM. It is a small two lot subdivision and the houses are proposed to be built up
27 front. She explained the features of the plan and members discussed the wetlands on the property
28 and how difficult it will be to not impact any wetland buffers. Commission concerns were discussed
29 that included lack of presentation to the Commission by the developer, the difficulty to see the
30 location of the house without any impacts to the wetland buffers, and the need to appear before the
31 Conservation Commission if any impacts to the wetland buffers are proposed.

33 **Organic Lawn Care and Stormwater Projects at Baker Free Library**

34 Ms. Waskin spoke about the workshop and what the next steps will be in organizing the organic
35 lawn care program at the Library. She also spoke about the rain garden that had been put in. She
36 noted that there was no need to use the funds that the Commission allocated for the project.

38 **Other items**

39 Ms. Crystall spoke about the following:

- 41 - Annual membership dues for the NH Association of Conservation Commissions in the
42 amount of \$450 dollars. *Ms. Kallenbach made a motion to approve paying the annual*
43 *NHACC dues bill in the amount of \$450 dollars. Motion passed unanimously following a*
44 *second by Mr. Hansen.*
- 45 - Zoning changes proposals that she had submitted to the Planning Board, like excluding
46 wetland buffers from buildable area calculations and allowing shared driveways for any
47 subdivisions in certain circumstances (like wetland crossings, short distances between
48 driveways, etc). Linda Millman spoke about the need to look at the smaller lot sizes

1 allowed in cluster developments as there are communities that have cluster
2 developments with much larger minimum lot sizes. Members discussed the open space
3 versus conventional subdivisions and whether the lot sizes could go up to 1 acre
4 minimum for cluster subdivisions and keeping the open space contiguous.
5

6 **Unapproved 09/16/2019 Minutes.**

7 The September 19, 2019 minutes were reviewed and changes were made. *Mr. Hansen made a*
8 *motion, duly seconded by Ms. Crystall to approve the minutes as amended. The motion passed with a*
9 *unanimous vote.*

10
11 *Ms. Waskin made a motion, duly seconded by Mr. Kallenbach to reallocate the \$100 dollars that were*
12 *unused to purchase materials for the raingarden towards future organic lawn care needs. Motion*
13 *passes unanimously.*

14
15 *Motion made by Amanda Kallenbach and seconded by Ms. Waskin to adjourn the meeting and the*
16 *vote was unanimous. Meeting adjourned at 9:23 PM.*
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