

**Atkinson Conservation Commission Minutes  
January 6, 2014 at 7:30 PM  
Atkinson Town Hall**

**Members Present:**

Tim Dziechowski  
Dan Kimball  
Pete McVay  
Paul Wainwright  
Denise Legault

**Others Present:**

Tim Lavelle, JMLA Survey

**1. Call to order, attendance**

Chairman Dziechowski called the meeting to order at 7:28 PM, Monday, January 6, 2014. All members present. The recorder was not present.

**2. Guest Business and Plan Reviews:**

Tim Lavelle, JMLA Survey, came before the Commission to present the Industrial Drive right of way land swap: lots 16, 55 and 56, owned by Positive Start Realty, which border the Judge Marshall Land parcel which is 32 acres. The issue is there is no good right of way from Industrial Drive. There is another right of way from Deer Run Road but that right of way is difficult to use, too.

Mr. Lavelle proposed a right of way (ROW) on the southeast corner of lot 56 with a right-angle cut into the land. There will be some loss of land by the owners to allow the ROW, but they can gain use of the other land. The Town Attorney will have to rule on what is legal and proper. Mr. Lavelle noted one problem: the three lots are classified as industrial but the Marshall land is residential. A 150' buffer is required in such cases. The ZBA would have to grant a waiver to only 50 feet, otherwise the lots are unbuildable. Mr. Lavelle will send the proposed map to Chairman Dziechowski as a PDF. The lots will be owned by the client by midmonth. Mr. Dziechowski will go before the Zoning Board of Appeals and recommend the waiver so the ROW will be created.

**Other guest business** - none

**3. Review of Correspondence**

**Planning Board Minutes and Agenda**

- 12/18/13 meeting
  - The Page Farm development is conditionally approved. It is an 8 lot cluster subdivision on a new road. Conditions: view easement for existing homestead, open space easement, etc. Mr. Dziechowski showed that the plan will involve 15 acres of the back lot, hidden from the hill. The good news is that the Conservation Commission will get land use change tax from this development.
  - Member Pete McVay suggested to the audience that someone from the community come forward to preserve the homestead and the land for the Town.

**Zoning Board of Appeals Minutes and Agenda**

- o 12/11/13 meeting

Smith wetlands variance is approved.

The application by Denise Jackson for a Bed and Breakfast special exception is not needed. Renting rooms up to 3 is permitted in any zone in Atkinson.

There will be no ZBA meeting in January.

#### 4. **Dredge and Fills / Site Walks / Complaints**

**Monitoring report for the Caroline Orr property** - We have received the monitoring form for the Caroline Orr Town Forest

**Foley Logging Project** - no action.

**Orr Forest Plan** - corrections/updates in process, check on hold until the right plan and map with changes is received.

#### 5. **Other Business**

**Town dock** - The Road Agent has taken the dock out and it is behind the Town Garage. The float is punctured and needs to be replaced. The dock was purchased from East Coast Lumber and a float can be ordered from them.

**DRED Grant** - Mr. McVay spoke to Lisa Meffert. The DRED Grant for trail upgrades in the Sawyer Town Forest needs more documentation stating that the work on the plan was pro bono. The Audubon Society has a form letter.

**Future trail plan and work** - no new report. Mr. McVay has been researching the subject.

**Town tax map errors/updates** - Tim to review maps with Barbara Snicer

**Prime Wetlands** - Need to get DES to update our prime wetlands to add Wright Farm Pond

**Land projects** - no action

#### **Other new business**

- There is a total of 18 bow hunting permits.
- Dan Kimball reported that the order for equipment was finally completed.
- Emerald ash borer showed up in Concord. There is a quarantine on all of Merrimack County.

#### 6. **Warrant Articles** -

**2014 - \_\_\_ Conservation Shed** - removed by the Board of Selectmen. The Commission will have to do a petition if they want the shed.

The warrant articles for the town forests listed below were also removed. The Commission may put them on a petition. The reason for the rejection is not known. The deadline for petition articles is Tuesday January 14, 2014.

**2014 - \_\_\_\_ Update List of Town Forests** - designate 4 parcels as Town Forests. The commission looked at the map. Mr. McVay asked how specific the warrants had to be. The fire chief would like to designate Lot 31 on Map 3 as a fire pond. Map 3 Lot 47 is landlocked by Town Forest. Map 19 Lot 76 is landlocked by existing town forest. The last one, Map 16, Lot 12-1 is a 31.2 acre Judge Marshall RSA 36-A:4 Conservation parcel and was purchased by the town. It is listed as conservation land but is not a town forest.

**2014-\_\_\_\_ Repurpose Town Lands** - Map 20, Lot 15 - the committee would like to repurpose this lot for use as a new Town Garage or transfer station. The commission discussed other possible uses. The next three lots are landlocked and the commission is requesting that they be repurposed as Town Forest.

## **7. Internal Business**

**Secretary report** - minutes unapproved YTD are:

- September 2013 (Karen)
- October 2013 (Karen)
- November 2013 (Karen) defer review to February
- December 2013 (Karen) defer review to February

**2013 Budget** - The final total for 2013 was \$7,800. The Commission spent \$4,500. Spent \$3,200 on the table. Many things planned did not come to fruition.

## **8. Adjournment**

The January 6, 2014 meeting of the Conservation Commission was adjourned at 8:24 PM.

The next meeting will be Monday February 3, 2014 at 7:30 PM.