

Town of Newington, NH

CONSERVATION COMMISSION

Meeting Minutes, March 8, 2012

Call to Order: Co-Chairs, Justin Richardson and Jane Hislop called the March 8, 2012 meeting to order at 6:34 PM, and welcomed new Commission Alternates, Marge Hislop and Jim Weiner.

Present: Justin Richardson, Co-Chair; Jane Hislop, Co-Chair; Marge Hislop; Margaret Lamson; Nancy Cauvet; George Fletcher (arrived at 7:05 pm); Jim Weiner and Thomas Morgan, Town Planner

Absent: Nell Ann Hiatt, Dorene Stern

Public Guests: John Whitcomb, PE, Senior Project Manager, BL Companies

1) Public Hearing: Saba Property Acquisition

Co-Chair, Justin Richardson opened the public hearing to consider the proposal to acquire a fee interest in 26 acres owned by Mempas Realty Trust, located on the corner of Fox Point Road and Old Post Road, Tax Map 10, Lot 14 for \$100,000. Richardson asked Town Planner, Tom Morgan to confirm that Public Notice had been posted two weeks prior, which Morgan confirmed. Morgan said the proposal went before the Board of Selectmen meeting on Monday, March 6, 2012. The BOS reviewed the purchase and sales agreement as drawn up by Town attorney, F.X. Bruton, and voted for approval contingent upon acceptance of the conservation easement.

Justin Richardson said there are good uplands on Knight's Hill, and the Town can do what it wants for public access to trails, etc. Commissioner, Nancy Cauvet pointed out that the property would need stewardship Commissioner, Peggy Lamson agreed the property has good access points, and said the property has always been in current use so there will be no loss of tax income to the Town. Lamson also said it will be good to preserve the property for conservation as it was considered for an 11-lot development. Alternate commissioner, Jim Weiner said paying ten percent of the total million-dollar purchase, the balance of which was paid by the NH Department of Transportation for wetlands mitigation from the Spaulding Turnpike Expansion Project was an excellent return for the value.

Tom Morgan said Attorney, F.X. Bruton would need to close the purchase and sale agreement, and that Bruton's remaining legal fees to date were \$3,000 for the Saba property acquisition project, and \$800 for the Hislop conservation easement.

Justin Richardson then moved to close the Public Hearing. Peggy Lamson seconded and all were in favor.

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Co-Chair, Richardson moved for the Commission to authorize acquisition of the Saba property on Fox Point and Old Post Roads, Tax Map 10, Lot 14, sign the Purchase and Sale agreement, and pay Attorney F.X.Bruton \$3,400 for legal work on the Saba property, and \$1,000 for legal work on the Hislop conservation easement, and \$100,000 to be held in escrow by Attorney Bruton for the closing of the Saba property. Nancy Cauvet seconded the motion, all were in favor, and none opposed. Abutters Jane and Marge Hislop recused themselves from voting.

2) Old Business: Minor revision to proposal for relocation of Granite State Gas line from Dover Point to Bloody Point

John Whitcomb, PE, Senior Project Manager with BL Architecture and Engineering came before the commission to present changes to their plans to replace the 10" gas transmission line that is attached to the Captain John F. Rowe Bridge with a new 10" line that would be installed 30 feet below the riverbed. Their new plan is to connect to existing lines, rather than capping either end for completion at a later date due to a schedule mandate to be off the existing bridge at an earlier date. Whitcomb said the work has been scheduled to begin toward the end of 2012. Whitcomb said he would leave the revised Expedited Minimum Impact application with Town Planner, Tom Morgan for the Commission to sign.

Co-Chair, Jane Hislop moved to recommend the approval of a minor revision to the proposal for relocation of Granite State Gas line from Dover Point to Bloody Point, and sign the revised Expedited Minimum Impact application. Justin Richardson seconded the motion, and all were in favor.

3) Permit by Notification: Waterfront repairs at Tyco facility at 100 Piscataqua Drive

Notification was received by NHDES for maintenance on the waterfront structures at Tyco Electronics.

Commissioner, George Fletcher moved to approve the repairs to the waterfront structures at Tyco. Peggy Lamson seconded the motion, and all were in favor.

4) Conservation Fund: Mosher Abatement

The Commission discussed payment of a tax abatement of \$7,716 from the Conservation Funds after the Town deposited \$14,913 for land use tax after subdivision of a parcel of the Mosher lot, and it was determined that it would be paid out of the Conservation Fund.

Co-Chair, Justin Richardson moved for the commission to authorize and sign the purchase order for the payment of \$7,716 from the Conservation Fund to Edna Mosher per the Board of Selectmen's abatement. Peggy Lamson seconded, and all were in favor.

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5) Informational Discussion

A brief discussion ensued regarding a plan to remove invasive species off a recently purchased lot on Swan Island Lane. The plan had been presented to Town Building Inspector, John Stowell who reviews plans for zoning compliance, but can only make recommendations regarding invasive species removal. The plan is to level plants at the ground, and plant over the area with a native grass mix. The commissioners expressed concern that cutting invasives will only suppress them temporarily, and actually encourage spreading in the long run. Alternate Commissioner, Marge Hislop suggested spraying Roundup on the cut ends. Nancy Cauvet said the Audubon and Great Bay National Wildlife Refuge Center uses Roundup to suppress invasives.

Minutes: Nancy Cauvet moved to accept the Minutes of February 9, 2012. Justin Richardson seconded and all approved. Peggy Lamson was absent for the last meeting and abstained.

Adjournment: The meeting adjourned at 7:30 pm

Next Meeting: Thursday, April 12 2012

**Respectfully
Submitted by:** Jane K. Kendall, Recording Secretary