

Approved: 9 April 2008

**HANOVER CONSERVATION COMMISSION
MEETING MINUTES
MARCH 12, 2008**

Members present: Carpenter (chair), Chamberlain, Hogue, Mayor, McIlroy, Morris (recording), White; Baschnagel (ex-officio) also Smith (staff)

Guests: S. Walker (NH OEDP); C. Hirshberg and Roberts (Chieftain Motel); T. McNamara and R. Finley (Dartmouth – Rivercrest)

NH OEDP – EASEMENTS AND MONITORING

Steve Walker presented the Commission with field monitoring and file folders for each of the three LCIP properties in Hanover, suggesting that we use the OEDP format for recordkeeping and reporting. He offered to make new files for new owners if properties change hands, and to give training to volunteer monitors.

Smith expressed need for an intern to collect baseline data for all our easements. Some NH F&G data can be picked up from OEDP in Concord. OEDP has post-acquisition data on Excel spreadsheets we could have, and the Land Trust Alliance sells a user-friendly system for \$100.

McIlroy expressed the need for a state requirement for easement holders to be notified when a development application is submitted, citing the example of the easement Hanover holds in Lebanon. He also noted the need for a simpler and free process for adding information to the state's Granit mapping system.

CHIEFTAIN MOTEL DOCK

Chieftain representatives believe they have satisfied Commission concerns expressed in previous meetings. Previous communications to the ZBA were compared with the present application. With the exception of Item #5 in the 12 July 2007 letter, the commission agreed that the requested changes had been made.

The applicant stated that no trucks or trailers will park at either the water level or at the motel. All must go offsite.

MOVED (Carpenter): that the commission send a letter to NH DES in support of the application, noting that the recommendation in Item #5 in the 12 July 2008 letter is withdrawn, and that the commission defers to NH DES on the timing of "seasonal installation and removal" of the dock. **SECONDED** (Mayor). **UNANIMOUS**.

RIVERCREST

Packets of open-space-related maps were handed out. 10.15 acres (31%) of open space is proposed; 30% is required by regulation. Several types of open space are shown, totaling 10.7 acres.

- NP strip along the river: 150 wide as measured from high water mark; steep, wooded bank; trail along the top of the bank, to extend from Rivercrest to Pine Park
- GR-4 zone:
 - Commission asked for a trail along the north border and a safe crossing to Ferguson Field, to be mowed (not gravel) (access to Storrs Pond adjacent to Dartmouth printing will also be available to pedestrians)
 - Two wetlands will remain and receive drainage adequate to sustain them; rest of drainage will be handled elsewhere
 - SW corner: available for active recreation and play
 - Meadow: will accommodate drainage areas (not counted into open space calculations); also walking, views, sledding, other passive recreation
 - Pocket parks: children's play areas
 - Green courts: front doors opening onto common green areas; safe for small children

Use and maintenance of open space will be controlled by covenants. Collective bicycle storage areas, and perhaps boat storage areas, are planned. There may be some community gardens. Drainage and wetlands planning will come later.

The Preliminary Application will be heard by the Planning Board on March 18, and continue into April.

Commission comments on open space:

- Profile of Rivercrest's visibility from the river is wanted.
- The trail along the north border and a good street crossing are wanted.
- The amount of street tree planting looks good.
- A plan is needed for composting or disposing of leaves in the fall.
- A scale view across the river to a prominent hill in Vermont is wanted to determine if the height of the proposed structures will block visibility.
- This is a complex development that will require complex covenants to make it work as presented.
- There is a model of such a community in Colorado for which complex covenants work effectively.

Smith will draft a letter to the Planning Board reflecting commission comments.

The commission requested a site visit after snow melt.

TANZI TRACT TREE

Smith will call the power company to see if it will remove the tree.

OPEN SPACE

The committee has changed its meeting time to the first Thursday in the month so as to communicate more quickly with the commission when needed.

Committee members are planning an Op-Ed piece in the Valley News about open space and resource protection.

The commission asked Smith to contact Alcott Smith about talking to a small group, to include Smith, Morris, Mayor, Carpenter, and Molly Donovan of the Hanover Conservation Council, about the wildlife in the area where Hypertherm is considering building a new 240,000 square foot building. The commission **AUTHORIZED** Smith and Carpenter to hire Alcott if the cost is “within reason”. Morris will draft a preliminary statement of commission concerns about the project for the next commission meeting.

TRAILS

McIlroy made a list of possible locations for gates and bars on Class VI roads, and four options for how to do it.

MOTION (Carpenter): to approve the use of removable bars. **SECONDED** (Mayor). **PASSED** (4 IN FAVOR, 0 OPPOSED, 2 ABSTAINED)

MOTION (Carpenter): to withdraw the previous vote. **SECONDED** (Mayor).

UNANIMOUS

ADVISORY INDICATION TO TRAILS COMMITTEE OF COMMISSION PREFERENCES FOR TYPES OF GATES AND BARS

* REMOVABLE BARS	5 IN FAVOR
* TURNPIKE GATES	4 IN FAVOR
* CHAIN	2 IN FAVOR
* FARM GATES	0 IN FAVOR

Conversion of Wardrobe Road to trail status was not agreed to for the 2008 Town Meeting warrant. The commission authorized the Trails Committee to seek landowner consent in preparation for conversion next year.

WETLANDS

The second Planning Board hearing will be on April 1. Last comments must be submitted now.

RURAL

The Planning Board is not taking any action in 2008 for protection of rural resources.

GIS

Baschnagel, Mayor, McIlroy and J. Edwards, and perhaps D. Birnie, are a committee to consider GIS for the town. Carpenter **RECOMMENDED** that Mayor call a meeting to appoint a chair.

MEETING MINUTES

MOVED (Mayor): to accept the Feb. 13, 2008 meeting minutes as amended.

SECONDED (Hogue). **UNANIMOUS.**

OTHER BUSINESS

Route 120 study: there is no word from NH Fish and Game yet on the request for a wildlife study

ADJOURNMENT AT 8:40 P.M.