

Stratham Conservation Commission
Public Meeting Minutes
4/25/18

Present: Bob Keating, Pat Elwell, Bill McCarthy, Ana Egana, Bill Kenny, Bob O'Sullivan
Also, Paul Deschaine, Town Administrator

Called to order 7:05

No minutes available to review.

The new CC chair, Bill M, presided over the meeting.

Mailbox

Bill K received many new orders for compost bins and rain, but some still are available.

SELT Everlasting - The CC received this new SELT publication re: current activities.

The complete minimum expedited application package with signatures for 8 Whitaker Dr., the property that was reviewed at the last meeting was received.

New Business

Bob O'Sullivan provided information about the Bartlett-Cushman property. A \$200,000 bid was received to buy the property. The owner has the intent to live on second floor and run an antique business on the property. Selectmen want to keep as much property as possible. Because the Selectmen want to designate the property is "surplus" they must notify PB and CC. This is considered CC notification. Selectmen are awaiting a counter offer, and requested a historical preservation easement on the exterior of the building. A survey will be conducted since setbacks will be in place. Selectmen will be creating a non-conforming lot and can "ignore their own regulations." A documented septic tank plan exists but may impact setback variables. Pat asked what zoning is for this building, it is professional/residential. Pat expressed concerns about the value of this property being in a prime location and we would lose a lot of value by giving away the property. She also raised concerns that if the town maintains some of the property for itself that it would become an extension of the town offices parking lot. If the space was to be saved by the town, Pat would prefer that a conservation easement be put on the land retained by the town, if it must be sold, but feels it would be a great mistake for the town to sell this property, due to its high value location. Bill M expressed that the CC is in charge of the land and the Heritage Commission should cover concerns of the building, so that CC should just address the property. Bob O does not feel the "vision" has come to fruition and should dump the land. Pat moved, Bill K seconded to send a letter to the Selectmen stating that the CC would prefer

that the remaining land be put under a conservation easement. Motion passed.

Bill M received Update from SELT on Barker Farm. It is still in process, with the NRCS grant still being reviewed. SELT expects the survey to be completed by June with easement deed to be completed by summer and is hoping the entire conservation process will be completed by Dec 31. They will be having a "field trip" on the property on Sunday, August 25, and would like a CC rep to attend.

On May 16, there will be a workshop PB for subdivision and site plan regulation, possibly stormwater, etc. CC members should plan to attend.

With low impact projects coming forward, town is feeling there must be a change for developers to start becoming aware of all the new regulations like those about bio-swails, detention ponds, etc. and they can no longer expect "business as usual" with the new regulations. Paul encourages CC members to start visiting new construction sites to see how sequencing of development occurs. The plans must be adhered to plans by engineers, planners and builders as project develops, not just at the end of a project. Systems are becoming more complex and intertwined. Building inspector and Highway agent are responsible but are running against builders who say that is not how they interpret plans

Pat moved, Ana Seconded going into non-public session to discuss land acquisition. 8:02. Motion passed.

Bob K, moved, Bob O seconded moving out of non-public session and sealing minutes. 8:12. Motion passed.

Bob K will be at highway dept this Saturday, 9-11 a.m. to distribute bins and barrels. Bob also has authority to sell extra bin and barrels if he has requests.

Bob O moved, Ana seconded, to adjourn the meeting adjourn. 8:17. Motion passed.

Next Meeting

The next meeting is scheduled for Wednesday, May 9, 7:00pm at the Stratham Municipal Center.

Respectfully submitted, Pat Elwell