

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Present: Barbara Renaud, Chairman
Pat Swank, Vice Chairman
Jay Diener
Peter Tilton
Diane Shaw
Sharon Raymond
Anthony Curro, alternate

Also Present: Rayann Dionne, Conservation Coordinator
Alex Loiseau, Planning Board

I. Call to Order

The meeting was called to order by Ms. Renaud at 7:01 p.m. in the Town Hall Selectmen's Meeting Room.

II. Review Minutes

MOTION: Ms. Shaw moved to approve the September 26, 2017, meeting minutes with the edits provided.

SECOND by Ms. Swank

VOTE: 5-0-2 (Ms. Raymond and Mr. Tilton abstained)

MOTION PASSED

III. Appointments

1. Alyson Eberhardt and Caitlin Peterson – NH Sea Grant/UNH Cooperative Extension

Alyson Eberhardt and Caitlin Peterson with NH Sea Grant and UNH Cooperative Extension wanted to talk about two upcoming projects. Alyson is working with faculty from UNH to better understand and restore the NH sand dune system. She reminded the Commission that a few years ago, she worked on a restoration project in Hampton/Seabrook. During this time she worked with Ms. Swank to evaluate and install additional beach grass plantings at the Plaice Cove sand dune. That grant which ended in June of 2016, only covered restoration work at the State Park beach area and the sand dunes on the Harbor side of Seabrook. Fortunately, there was a second round of funding, and under the new proposal, she has included Plaice Cove and this grant runs until the spring of 2018. Her goal this evening was to go over the restoration recommendations she has for Plaice Cove and get some feedback from the Commission.

Mrs. Eberhardt handed out a bulleted list of six restoration activities. The first is to keep an eye on invasive plants like the black swallowwort, she did identify two isolated stands that she pulled and removed. She talked about the social paths through the dune area and even though dunes are intended to erode and build back, the vegetation cannot handle being walked over repeatedly. In the work with Ms. Swank, the base of the social paths have been revegetated and it's helping to keep people from walking in those areas. She also noted that some of the wooden posts that they installed with signs about staying off the dune vegetation were replaced with metal posts. They are looking into more attractive post materials. She also shared that she's working with UNH faculty, Gregg Moore, and Dave Burdick, to conduct field investigations and experiments to prevent beach grass die-off. They are seeing unusual die-off areas that they believe are attributed to a non-native nematode that is eating the roots. They have noted a few areas in Plaice Cove that might be experiencing this type of die off.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

One positive thing they have noted is that the beach grass die occurs for a few years then appears to be able to recover. However, in the meantime, you can plant the die-off areas with other plant non-beach grass species to stabilize the area. This new grant can support the non-beach grass plant selection and installation. She also noted that at some of the die-off sites they are investigating pH because these areas tend to have a lower pH and by adding lime to raise the pH it might help to diminish the impact of the nematode. Lastly, Alyson talked about the granite bench at Plaice Cove on the oceanside of the dune that is heavily used and experiencing substantial erosion. The erosion around the bench is significant enough that it's difficult to get up and sit on the bench. The major challenge for this dune system is there is no natural sand supply because the beachfront has been armored with stone. Since sand nourishment cannot happen naturally, this area will need sand added on a regular basis. This will involve obtaining an NHDES wetlands permit for permission to add the sand because sand dunes are a protected habitat.

Ms. Swank shared how thankful she was for Alyson's help. This park and residential beach access spot is very heavily used during the summer and worth preserving/restoring. Mrs. Eberhardt added that it's a lovely remnant dune. She also added that when she has been out there working, residents passing by are curious about the work and very supportive of the restoration.

Ms. Swank asked about expanding the effort to the homes along Ancient Highway, which lies to the south of Plaice Cove. Mrs. Eberhardt responded positively, stating that the grant only allows for work on public land but there is a component that includes helping residents evaluate their property. Beach grass plantings can also be obtained for free from the beach grass demonstration garden located at the NH State Beach. Ms. Swank asked if there was a pamphlet about this service that could be handed out to those people that might be interested. Mrs. Eberhardt said they did not have one at this time but this was something to consider. She also shared that she worked with the Rockingham Planning Commission to create a list of all coastal properties that could be part of a dune system. A flyer for their October Dune Workshop was mailed to those homes on Ancient Highway. She noted that the flyer most likely was received only week or so before the workshop. Ms. Renaud thought that Mrs. Dionne could help with targeting that neighborhood.

There was a brief conversation about the use of the State beach grass demonstration garden. Plants from that garden were harvested to plant the base of the social paths (15 plants) at Plaice Cove. Mr. Curro was pleased to see these areas planted in hopes of deterring people from walking on the dune. Mr. Diener asked Ms. Swank to remind the Commission when they are doing the plantings so more people can get involved. Alyson noted that one of the first residential users of the beach grass garden came by recommendation by the Hampton Conservation Commission following a Town Wetlands Permit approval.

Caitlin Peterson shared information about a pilot beach profiling project with the Coastal Research Volunteer (CRV) group that is just wrapping up its first season. CRV is a network of volunteers from the community that work on local research and stewardship projects. This profiling project is modeled after one in Maine that has been in effect for over 20 years. They have been profiling 3 locations (State beach by the seashell, Wallace Sands, and Jenness Beach) and want to expand the profiling to 12-14 locations. The beach profiling is supported by the NHDES Coastal Program and funded for 5 years. After 5 years they will assess how to keep the program going. The data will be analyzed by programs such as the UNH Center for Coastal Mapping and the National Weather Service.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Ms. Peterson gave an overview of the data collection process and the equipment. It's a simple method for measuring the contour of the beach in 3-meter increments along a given transect. The data is collected by volunteers working in teams of 3. These measurements capture how the beach elevation changes with pretty good resolution. The types of events that are captured are beach erosion, build up, and seasonal changes. The results have been very encouraging. The hope is the data will be used to understand seasonal changes, changing patterns on the beaches or along the same beach, year-to-year changes, and document the amount of sand changing on the beach over the long term. For the sampling in Hampton, they are looking to expand in Nov/Dec to two more sites. The new sites will most likely be on state land, north and south of the seashell. To add the new sites, they need more volunteers. She's hoping the Conservation Commission can help spread the word and share the volunteer opportunity with those that might be interested.

Ms. Renaud recommended speaking with the Hampton Beach Village District and Hampton Beach Area Commission, for volunteers as these two organizations are heavily focused on the beach.

Mrs. Dionne asked if there was an age requirement, are they looking to work with adults or students. Mrs. Eberhardt commented that there are time constraints that might not be ideal for students such as the timing of low tide each month which might fall during the school day and it takes about 3 hours to complete. Mrs. Eberhardt also added that the National Weather Service is most interested in the Hampton sites because they use the data to support a wave action model.

Mr. Diener recommends contacting Board of Selectmen member, Jim Waddell because he knows there's a group that walks the north beach every day and they might be interested in participating.

Ms. Peterson added that they are working with the NH Geological Survey to make the data readily available. They are in the process of QCing the data and developing a web-based platform for making it accessible.

The Commission thanked Alyson and Caitlin for sharing these projects and they look forward participating/helping to promote their projects and hearing how things go.

IV. Applications

1. **41 Nudd Ave** (Map 274 Lot 156)

NHDES Wetlands /Town Wetlands Permit

Owner: James Ferrara

Agent: Luke Hurley – Gove Environmental

Mr. Luke Hurley of Gove Environmental Services Inc. was present to discuss revisions to the plan based on feedback from the last meeting. Mr. Hurley gave a quick recap of the project which involves tearing down the rear 2-unit dwelling and constructing a new 2-unit building. They are proposing to reduce the impervious coverage in the 100' buffer by 1,938 sq. ft. and in the 50' buffer by 1,780 sq. ft. The property owner is also proposing now to remove all of the pavement and replace it with a pervious material such as stone or porous pavers. They looked into moving the rear structure forward to get it further from the wetland edge, however, there is not enough room to move the structure and maintain the necessary number of parking spaces.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Mr. Hurley also shared that he went back out to the site after the last meeting, to investigate the soil type under the structure. Using his soil auger in a few spots around access the underside of the building, he was able to determine the soils there did not meet the wetland or hydric soils criteria. He noted that the soils are not fill material but are mostly sand. He also pointed out that the phragmites stand is what separates the tidal wetland from the freshwater finger of wetlands located along the western side of the rear building.

Mr. Hurly commented that at the last meeting much of the discussion revolved around the use of pilings to support the structure as opposed to a poured foundation. The property owner spoke with Riverside Pickering Marine Contractors in Portsmouth, NH who have extensive experience installing pilings in residential and commercial settings. The property owner found the cost of pilings to be 15-20% greater than a foundation which is not financially feasible. To address the Commission's concern, Mr. Hurley investigated different types of foundation openings that would allow for surface water flow. The original plan was to install 4" plastic pipe weep holes at varying distances along the foundation. However, during his research, he thought that a foundation window casing opening (minus the window) would provide a larger opening. A typical window casing opening is 3'x1'. He estimated that there could be 3 casings installed on the three sides which would provide 9 sq. ft. of opening per side for a total of 27 sq. ft. He still needs to verify with the engineer the exact number allowable per side that would not compromise the integrity of the foundation wall.

Lastly, Mr. Hurley shared that the temporary impacts to the wetlands will not occur because all of the building removal and foundation work will be done from the driveway side. He also shared that they are going to use mats if the soils are soft. Lastly, he also noted for the NHDES Wetlands application, all three abutters have signed off on the project.

Mr. Curro asked whether materials such as soils would be stocked piled on site. He recommended that soils be stocked piled in the front and not on the sides closest to the wetland. Mr. Hurley agreed and said that there was not enough room to stockpile soils on site and that they would be trucked off. He also added that the pavement removal would be the last step in this project.

Mr. Curro also asked about a dewatering plan. The high water table in this area will most likely require dewatering when digging the foundation footings. He recommended pumping the water into a dirtbag. He asked if a dewatering plan could be provided and he would like to see stone added to the bottom of the foundation footings. Mr. Hurley agreed and would update the plan accordingly. Mrs. Dionne added that a dewatering plan should be provided before the construction begins and should be reviewed and approved by the Building Inspector.

Mr. Diener shared that he still had a major issue with the significant amount of proposed new construction. He did not feel that enough steps have been taken to improve the conditions on site to allow for salt marsh protection and migration. Hampton, in general, is seeing increased flooding events which heightens the need to protect our wetlands resources because they provide the greatest protection against flooding. He stated that he could not support this project unless the new structure was placed on pilings, leaving the underneath open and not impeding the flow of water.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Ms. Shaw asked if the dwelling was seasonal and single family. Mr. Hurley responded that it will continue to be a seasonal two-unit dwelling. Ms. Shaw also pointed out on the plan that the property lines are noted as being approximate. This was concerning because the rear of the building is extremely close to the property line. How will you be sure that the new structure is not over the line? Mrs. Dionne shared that the Building Department requires a foundation certification which is done by a land survey to show that the foundation meets the required setbacks and does not encroach onto someone else's property.

Ms. Swank was disappointed that the rear dwelling was going to remain a two-family and that it was going to be 200 sq. ft. larger. Mr. Hurley said that the only reason it's slightly larger is because they are squaring off the front of the building which now has two bump outs. Ms. Swank also confirmed that all of the asphalt was being removed which she was pleased to hear. Regarding the window case openings, she wondered how the grades were going to work on the outside of the building and on the inside of the foundation. She felt they would need to be spot on, as not to create one side higher or lower than the other that would interfere with water flow. Mr. Hurley reiterated that the elevations would be the same on the inside and outside of the window case openings.

There was some discussion about the potential for erosion on either side of the window case openings. Mr. Curro recommended the use of Class 1 non-woven geotextile fabric with 2-3" of stone above to prevent erosion. Mr. Hurley also noted that gravel pave could be used which helps to keep the stone in place. Mr. Curro added that larger erosion stone could be placed along the edge of the stoned areas to prevent the small stones from migrating.

Ms. Raymond appreciated the removal of the pavement because it is a significant reduction in impervious coverage. She was in favor of the window casing openings in the foundation and felt that they would provide decent sized areas for water flow. She liked them better than the 4" plastic pipe weep holes which have a greater chance of clogging.

Mrs. Dionne suggested a four post concrete foundation option that might be a compromise between the full foundation and pilings. Ms. Raymond disagreed and did not feel it was the Commission's place to provide engineering comments because it's outside of their expertise.

Ms. Shaw asked how the second story/first floor of living space will be accessed. Will there be stairs inside or outside of the structure? Mr. Hurley responded that the first floor of living space will be accessed from a set of stairs that will be inside of the foundation footprint. He also noted that all of the utilities will be located on the first floor of living space and not in the foundation area.

Ms. Renaud felt the revised plan was far superior from what was initially presented. She agreed that the reduction in the impervious surface was major. However, she still finds the overall project problematic. She has great concerns about having 3 seasonal dwelling units on a small lot at one of the lower spots on the road given the increased frequency of flooding events Hampton is experiencing. She could not support the proposal unless they were going to be on pilings for many of the same reasons Mr. Diener shared earlier.

Mr. Tilton felt the proposal was an improvement and was comfortable with the window casing openings. It would accomplish the task of allowing water to flow back and forth. He also didn't see

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

how a wetland was going to thrive underneath a building, so providing space for the wetland to migrate was not as important for him as not obstructing water flow.

PUBLIC COMMENT: None

There was no motion made to oppose or not oppose the NHDES Wetlands permit. A letter will be sent to NHDES Wetlands Bureau stating that no position was taken by the Commission on this permit application

MOTION: Mr. Tilton moved to recommend the granting of the Town Wetlands permit for the reconstruction of the rear dwelling at 41 Nudd Ave with the following stipulations plus the applicable usual stipulations:

1. Foundation openings (3' x 1') shall be installed at ground level and on three sides of the foundation. The number of openings shall equal the maximum allowable number that does not compromise the structural integrity of the concrete wall.
2. The foundation floor shall be constructed out of Class 1 non-woven geotextile fabric with a minimum of 3" of stone on top. This fabric and stone (1" diameter stone or larger) layer shall also extend 5' around the outside of the foundation.
3. The existing asphalt driveway and parking area shall be removed and replaced with a permeable product such as uniform sized stone (1" diameter stone or larger) or gravel pave.
4. Install erosion stone (4-5" stone) on all three sides of the foundation to prevent stone migration.
5. A dewatering plan shall be developed and approved by the Building Inspector prior to beginning the earthwork for foundation installation.

SECONDED: Ms. Raymond

VOTE: 5-2-0

MOTION PASSED

2. **3 Willow Lane** (Map 134 Lot 18)

Town Wetlands Permit

Owner: Sheryle Ann Seward Revocable Trust

Agent: Henry Boyd – Millennium Engineering, Inc.

Henry Boyd was present to discuss the proposed 179 sq. ft. addition at 3 Willow Lane. He commented that this is a very small addition within the 50'. The addition is not extending the building closer to the wetland edge. During the site visit on Saturday, there was a discussion about what could be done to mitigate the new addition. Mr. Boyd was proposing to increase the treatment of the runoff from the existing pavement of the street and driveway with the installation of a rain garden. There is a catch basin across of street and brings stormwater across the road by 12" PVC pipe. The property owner is willing to give up some of the lawn areas for a rain garden and capture the driveway runoff and some from the road. He was also proposing to plant native shrubs along the banking that leads to the wetland. Some of the native shrubs recommended were blueberry or bayberry. Mr. Boyd thought there were some additional mitigation options along the southerly side of the house. Based on a site walk suggestion, he was in agreement with adding a stone drip edge to the garage (24" deep by 24" wide"). He also recommended that the roof gutters around the rear of the property that could be directed into stone trench. It was noted on the site walk that there was some erosion around the gazebo and Mr. Boyd recommended adding a stone drip edge around the gazebo too. The last note from the site walk was the removal of the grass clippings and leaves have been dropped over the edge and that the wetland ordinance does not allow yard debris to be placed in the wetland or buffer.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Ms. Raymond noted that the grading plan for the rain garden shows grading work outside of the property boundary. She noted that BOS permission to work on Town land would be required if the proposed grading was pursued. Mr. Boyd responded that they could pull back the grading to within the property boundaries.

Mr. Curro questioned the value of the rain garden over natural vegetation. But the rest of the Commission felt the rain garden was an improvement over the lawn.

Mr. Diener shared that he was fine with the proposed plan because it was offering adequate mitigation in the form of improved stormwater management on the entire site.

PUBLIC COMMENT: None

MOTION: Mr. Diener moved to recommend the granting of the Town Wetlands Permit for the addition at 3 Willow lane with the following stipulations plus the applicable usual stipulations:

1. The grass and lawn debris noted in the Wetland Conservation District (WCD) on the site visit shall be removed and disposed of properly.
2. The rear gutters shall be redirected to a stone drip edge to be constructed as shown on the plan detail.
3. A planting plan shall be developed and approved by the Conservation Coordinator prior to installation.
4. The grading for the rain garden shall be revised to be entirely within the property owner's boundaries.

SECONDED: Ms. Swank

VOTE: 7-0-0

MOTION PASSED

3. **24 Harbor Rd** (Map 295 Lot 64)
Owner: Hampton Harbor Condo Association
Agent: Steve Miller – Maguire Management

NHDES Wetlands /Town Wetlands Permit

Mr. Miller was present as the property management company for Hampton Harbor Condominium. Joining him was, Dave Lobdell of Lobdell Landscaping. They were seeking permission to remove the small stones/riprap around a stormwater outlet valve and install larger stones to prevent flapper valve from being blocked or lodged open. Mr. Miller noted that the valve has been lodged open often enough that the vegetation in the stormwater retention ponds that drain through this pipe has died because of inundation with salt water. Mr. Lobdell further explained that they are proposing to install larger riprap and retention/wing walls. They will excavate out the collapsed riprap, install larger granite rocks, flared out and large rocks on the base, tilted away from the flapper valve. They are also hoping that the larger stone will help keep sand out.

Mr. Curro agrees that the stone is too small and should be removed. He liked the idea of a wing wall and would recommend large stone or concrete that's 4'x2'x3'. He also highly recommended getting the elevation of the flapper because based on visual inspection it's probable that the pipe has sunk down. If the pipe does not have the correct pitch that could be adding to the problem.

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

Mr. Miller added that this pipe has been installed for 12-13 years and there is some concern that the rock underneath has eroded causing the pipe to drop.

Mr. Curro also recommended a rubber tide sock be installed at the end of the pipe. There is one at the end of Ancient Highway. Ms. Raymond agreed that adding the tide flex (rubber tide sock) only opens when there is enough pressure on the land side to let the water out and does not let high tide water in.

Ms. Renaud shared that another Commission member that was onsite but unable to attend the meeting this evening, thought that perhaps a cage at the end of the pipe would help to keep debris from lodging behind the flapper.

Mr. Tilton recommended trying to construct a breakwater out in front of the vale that might help settle out some of the stone and keep it from washing directly up against the pipe.

Mr. Miller acknowledged that keeping this valve free of obstruction is going to be an ongoing maintenance process. However, they are trying to improve upon their current situation which is becoming unmanageable.

Ms. Renaud also agreed that the stone there was too small and the use of larger stone makes sense. She agreed that in this situation the larger the stone the better.

PUBLIC COMMENT: none

MOTION: Mr. Tilton moved to recommend the Conservation Chair sign the NHDES minimum expedited permit application.

SECONDED: Ms. Raymond

VOTE: 7-0-0

MOTION PASSED

MOTION: Ms. Raymond moved to recommend the Town Wetlands Permit for the removal of the existing riprap and installation of larger riprap around the outlet flapper at 24 Harbor Rd. The Commission highly encourages the association to investigate the elevation of the flapper valve to determine if it has the correct pitch.

SECONDED: Mr. Diener

VOTE: 7-0-0

MOTION PASSED

4. **2 Cranberry Lane**

Town Wetlands Permit

Owner: Eric Dorman

Lafe Covill - Architects

Agent: Henry Boyd – Millennium Engineering, Inc.

Mr. Henry Boyd of Millennium Engineering, Inc. and Architect, Lafe Covill of Lafe Covill Associates, were present to discuss the proposed patio and landscaping work at 2 Cranberry Lane. Mr. Boyd commented that during the site visit there were no architectural views available but they did bring a set tonight to share with the Commission. Mr. Boyd went on to describe the project which involves removing the asphalt parking area on the westerly side of the garage. The existing terrace area which consists of crushed stone and a shed will be resurfaced with permeable pavers and the shed will be

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

removed. The area will be for sitting and eating with an outdoor grilling station. They are looking to create a spa/hot tub area and the area around the hot tub will also be constructed with permeable pavers. Lastly, he noted they are proposing a rain garden to help infiltrate roof runoff/stormwater.

Mrs. Dionne asked about the installation of the bulkhead. When she had visited the site during the pre-application process, there was bulkhead proposed but on the architectural, it looks like a full door. Mr. Covill responded that they are looking to do a full door that will step down into the basement.

Mr. Diener noted that during the site visit a fire pit was noted but it was not shown on the plan. Mr. Boyd said that it must have been missed during the survey work. Mr. Covill said it was the intention of the homeowner to continue using it. There was a brief discussion about how fire pits in the wetland buffer are not permitted and this one was not particularly old nor were there any previous wetland approvals for it.

Mr. Boyd also noted that during the site visit the draining of the hot tub was discussed. It is not their plan to drain the water into the buffer or wetland.

Ms. Shaw asked about the large step down from where the pavement is to be removed to the reconfigured patio area and if this area was proposed to be filled for a consistent grade. Mr. Covill said there would still be a step-down.

Mr. Boyd also shared that at the site visit there was a request to place a barrier at the beginning of the area where the pavement is to be removed and revegetated to prevent cars from parking there. He spoke with the property owner and they would like to install fencing which will be added to the revised plan.

Mrs. Dionne asked that on the revised plan the new proposed impervious coverages numbers be updated and the amount of asphalt to be removed be calculated.

Ms. Swank shared that she was pleased to see the asphalt removed. She recommended that the area is revegetated with sod because the area is shaded by the garage and it could be challenging to grow grass from seed. Mr. Boyd agreed and recommended either sod or a shade garden. Mr. Covill added that the exact plants have not been fully determined but the intent is to have something that is low maintenance.

PUBLIC COMMENT: None

MOTION: Mr. Diener moved to recommend the approval of the Town Wetlands permit for the reconfiguration of the patio area, installation of a spa, and bulkhead at 2 Cranberry Lane with the following stipulations plus the applicable usual stipulations:

1. The existing fire pit shall be removed or relocated outside of the 50' buffer.
2. The proposed hot tub shall not be drained into the 50' buffer.

SECONDED: Ms. Shaw

VOTE: 7-0-0

MOTION PASSED

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

V. Old Business

1. 2018 Potential Warrant Articles

Mrs. Dionne noted that the revisions to the impervious coverage warrant article will be put on hold this year and she will monitor how frequently this issue comes in 2018. She shared with the Commission two examples of Town Forest rules that address target practice from the Towns of Londonderry, NH, and Freedom, NH. The Londonderry rules provide oversight and limitations on the target practice while the Freedom rules prohibit the activity. The members read through the two sets of rules and were in favor of the Freedom, NH version with some minor edits. Mrs. Dionne will prepare a revised version specific to the Hampton Town Forest and review it with both the Police Chief and Town Attorney.

2. Ice Pond Dam reconstruction – update

Mr. Diener shared that the BOS approved at their meeting last night to move forward with the contract from Northern New England Field Services to reconstruct the Ice Pond Dam. Mrs. Dionne added that she had spoken with the contractor today and he's about three weeks out with other work.

3. Town Forest – land opportunities

Mrs. Dionne stated that this could be talked about next month. Ms. Renaud shared that she really wants the Commission to discuss this and hopes we don't have to postpone any further.

4. Landscaping Form – list of appropriate projects

Mrs. Dionne has not had an opportunity to pull this form together but hopefully, she can have something for the meeting in November.

5. Policy for development adjacent to salt marsh

Ms. Renaud presented a draft policy at the meeting last month and only received minimal feedback. She feels this is important and will want to discuss it either next month or if they decide to have a special meeting to discuss those business items that tend to get pushed back when we have long/late meetings.

VI. New Business

1. Ice Pond Picture Post installation

Mr. Diener shared that a picture post has been installed at Ice Pond with help from Ms. Swank, her husband, and an abutter. Photos can now be taken and uploaded to the UNH picture post website. This is a great opportunity to document the Ice Pond and see how things change over time.

2. Donation of Land - Map 998 Lot 315

Mrs. Dionne shared that a property owner of an unmapped salt marsh parcel is interested in donating the land to the Conservation Commission. When she was pulling together the necessary information, she found language in the deed that states the property owner only has 1/6 ownership. She will need to speak to them and determine if there is a way to contact all of the owners. She did ask the Commission if they are interested in the parcel if the ownership piece could be ironed out. The Commission members responded in favor of accepting the donation once the ownership is cleared up.

3. Offer to purchase land - Map 124 Lot 4A

Mrs. Dionne shared that property owner of 6 Towle Farm Rd, a vacant undeveloped parcel of 1.25 acres, is asking if the Commission is interested in purchasing the parcel for the Town's assessed value of \$4,600. Mrs. Dionne shared a map of the parcel and its location relative to other conservation easement or Town-owned parcels. Although this parcel is across the street from the Batchelder Pond parcel it does not touch any other conservation lands. Several members expressed

Hampton Conservation Commission
Draft Minutes
Tuesday, October 24, 2017

concern that since the conservation fund is low and with the Ice Pond Dam reconstruction, the pursuit of a conservation easement that does connect to other conservation lands, there might not be enough funding to support this purchase. Mrs. Dionne shared that she did reach out to the DPW Director because this parcel contains two sewer easements and whether this land might be of greater value to the Town, but she has not heard back yet. Although the Commission appreciates the offer it is not something they can act on right now but would be willing to reconsider once some of these other larger projects are complete.

VII. Conservation Coordinator and Chair update.

VIII. Non-Public Session – RSA 91-A:3, II(d) – Consideration of acquisition, sale or lease of the property. Went into a non-public session at 10:13 pm and back to meeting at 10:17 pm.

IX. Adjourn

MOTION: Mr. Diener motioned to adjourn at 10:20

SECONDED: Mr. Tilton

VOTE: 7-0-0

MOTION PASSED