

## Freedom Conservation Commission

Tuesday, 17 January, 2023

7:01 pm - Freedom Town Hall

### Minutes

Quorum Check, Roll Call – The meeting was called to order at 7 pm by Jeff Nicoll. Present are: R.A. Oram, Linda Mailhot, Jeff Nicoll, Alice Custard. Michele Keenan and Paul Elie are also present. Sue Hoople is absent.

Public present: Jim Rines, Sarah/Sally Stoddard, Terry Leavitt, Raetha Stoddard, Stacy Sand

Michele Keenan and Paul Elie have both been sworn in as new members.

Approval of 20 December 2022 FCC Meeting Minutes – One “1” in Michele – Oram asked if we were able to find out if we own the gate. Not yet. Oram made recommendation that documents received from Barry Keith need to be on letterhead. Confirm that FAC is aware that invoices can be delayed. Will we receive the forest activity schedule? Jeff has not heard back yet. Alice made a motion to approve as amended, Michele seconded. APPROVED

Business properly presented to the commission

ZBA Application : West Bay Rd – Jim Rines attended to answer the questions that the Conservation Commission had last month. Revisions were made – house size reduced and set back. The path is now stepping stones. Details of perched beach and infiltration trench are now shown. Reduced number of trees are being removed. Stumps could be cut and ground. Some sand may be brought in, but it would be a small amount, if any. None of the tree grids are deficient. Retaining walls were discussed. Oram asked about Jim’s thoughts regarding the runoff. Jim responded about infiltration trenches for the roof runoff. A test pit was done, there is no seasonal high water table. He does not think there will be any issue with runoff. Shrubbery is being left in place.

Jeff feels this is a big improvement from last time. He would like to see that the root systems remain and the stumps ground where the pathway is going to be.

Oram asked Jim if he sees more and more of this coming. Jim replied that he doesn’t see any less.

Abutter comments – Sarah/Sally Stoddard - The family had always felt that the small lot was very vulnerable and not safe to build on. There is runoff on the property that they are considering building on. She is concerned that the runoff will come onto their property. Suggest that the ZBA look at the property.

## RECAP:

Safety concerns about significant silty slope/erosion/degradation of the slope

Stability of proposed stepping stones, due to force of water

Activity on the lot – how would it affect adjacent lots

Tarmac driveway on edge of property – possible on septic. There is a concern about the temperature difference on adjacent properties that have been cleared.

The CC has seen significant improvements over the prior application. Leave the roots in place where trees are cut. Have ZBA do a site visit. Consider permeable pavers. Emphasize the aggressive nature of the slope-runoff onto the next property.

The Town is aware of the runoff issue going into the lake from the road, and there is significant drainage work that will need to be done.

Intent to Cut Review – There are two cuts that have already been done. Jeff printed maps from GraniteView website that show wetlands, etc. on the lots that are being cut. The Selectmen are required to sign off on the Intent to Cut forms in a short period of time.

Issue to raise to selectmen – timing of receipt of the Intent to Cuts. Logging slips. Code Officer is not involved. A process needs to take place prior to the signing of the permit.

FAC Meeting Minutes – last meeting was cancelled

Project Planning and Updates –

Re; water quality – gathering available data on completed testing. Links were provided by GMCG. Have something pulled together before town meeting. Jeff will compile and share with the group at the next meeting. DES has asked for some of that data, and we will share our reports with them as well.

Re: responsibility of FCC to keep an inventory of all the Town's Conservation Land. We have an inventory, but we have not revised and/or updated. Volunteers to spearhead this project are needed. This will tie directly into the Conservation portion of the Master Plan. Paul recommends that if we keep working on this on an ongoing basis, it will be ready for the update of the Master Plan when it is updated. Michelle and Paul will take a look at this.

Meeting attendance and cancellations – A rotating FCC member will attend FAC meetings. NH Municipal Association was contacted. The concern is that the FAC meeting was cancelled as they felt there was nothing to be done, but there were items that the FCC wanted/needed them to review at that meeting. Consider meeting date/time? Tabled until next meeting.

Approval of invoices and contracts – none

Other business to come before the commission – Freedom Town Forest – Scrub Oak Scramblers proposal – February 17<sup>th</sup> is the date. A special meeting of the FAC was held earlier this evening. They voted to recommend the event in the affirmative. A motion to approve the event was made by Michelle, seconded by Paul. APPROVED

The letter regarding the Cell Tower proposal for the Town Forest was distributed to the Board. The stewardship plan does not allow for commercial installations. Oram asks if the State of NH has an RSA that states there will be no commercial endeavor in a legacy property. If it is in the stewardship plan is it based on law? Linda asked if this falls under an FCC endeavor. Jeff will bring information to the next meeting.

Paul asked about the zoning ordinance changes that the Planning Board is proposing. Bring those suggestions to the FCC meetings in the future.

Public Comment

Linda made a motion to adjourn at 9:18 pm, Alice seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

Note: Deadline for agenda items for this meeting closed at 12pm on January 10, 2023