



**Town of  
BROOKLINE, NEW HAMPSHIRE**

***Conservation Commission***

P. O. Box 360  
Brookline, NH 03033

*Telephone (603) 673-8855 - Fax (603) 673-8136*

[Kristen@brookline.nh.us](mailto:Kristen@brookline.nh.us)    [www.brookline.nh.us](http://www.brookline.nh.us)

**Minutes**

**Tuesday, June 12, 2018  
Conservation Commission  
7:00pm**

**Present:** Francis (Buddy) Dougherty, Chairman  
Jordan Bailey, Member, Jordan  
Tom Rogers, Member  
Jerry Jaworski, Alternate (voting for Jay)  
Drew Kellner, Alternate

**Absent:** Jay Chrystal, Vice Chairman, Eric DiVirgilio, Alternate, Ron Olsen, Selectboard Representative, and Brendan Denehy, Alternate Selectboard Representative

**Buddy** asked Jerry to vote for Jay. **Jerry** agreed.

Eric DiVirgilio was in attendance as a resident of Brookline for an agenda item and not as a BCC Representative.

**Lake Host Discussion**

Sam Archer introduced herself to the Board she is the manager of the Lake Host Program. This year she would like to do more posting on Facebook about the lake host program. She hopes to push for more volunteers this year. The volunteer hours make 24 dollars an hour toward the grant money for next year. They would like to add a donation section online for people to donate to the Lake Host Program. They will also have an online survey that people can fill out so they know where the boats are coming from and going to. She will have the ability to send this information to the Board.

With all the samples they have sent into DES, 16 samples were samples of evasive species that the Lake does not have at this time so they were considered saves. The only thing in Potanipo is the milfoil but it is not as bad as it has been in years past. With the money they have this year they could only go until August. If they receive \$4,000 more dollars they will be able to have someone at the boat ramp from 8am to 8pm later into the year.

**Eagle Scout Project- Tim Sulin**

**Tim** said he was with Troup 260 he is working on the bridge design for the Sargent Road trail. (See attached plan.) He plans to have a 24 foot bridge. He will put in 3 4x4's that stretch 6 feet with 5 sets of stringers and stage the joints so there is not too much pressure at one point.

**Tom** said the goal will be to use some stones or rocks for support. The water will get to about 2 feet after a major rain event. The use of this trail is mostly foot traffic some horse are in the area. This bridge will not be made to support horses. They seem to do fine crossing the water in this location. **Buddy** suggested that this bridge be a little higher off the ground in case the water level raises higher than the two feet. This way they are not going back in five years to replace this bridge. **Drew** said if it is going to be higher off the ground you may need to make it longer as well. He suggested using the concrete piers these are already made no need to pour concrete. You should also have a sign that states no horses if it is not going to be built to support them. **Jordan** asked what the time line would be for this project. **Tim** said the Eagle Scout Board meets in July and he will start fund raising in August, and hopefully have it finished in September. **Tom** said Tim has been great to work with. The Board agreed to have Tom sign off on this project.

#### **Grant – upper Bartell Project – RTP grant**

**Drew** said this is a trail upgrade project at the upper Bartell Trail. This project will include cleaning out rocks in the trail. Four culverts will be installed. This will look just like the rail trail when they are finished with this project. **Jerry** said the snowmobile use is very heavy on this trail. **Drew** said the project cost will be about \$23,748 which the RTP grant will cover about 70% of. **Jordan** suggested they schedule a site walk before agreeing to sign this grant paperwork. The board agreed to a site walk scheduled for Tuesday 6/19/2018 at 6:30pm.

#### **Hood Road Parking**

**Buddy** said the Selectboard will hold a site walk at this location on Monday June 18, 2018 at 5:30pm if anyone is interested in attending.

#### **Hobart Fessenden Wood project Grant Application**

**Drew** said he and Jay were working on putting an easement over the Hobart Fessenden property by applying for a grant to help with this process. They were not able to apply for this particular grant this year.

#### **Hobart Fessenden Woods – single track trail**

**Tom** said himself, Matt Caron, and James Gibson have been looking into creating a signal track trail for kids that will parallel the walking trail. James was in attendance and had shown the Board the area they have mapped out to create this trail. This trail would be created for kids. **Tom** said this trail will be placed away from the wildlife traffic. There are not trees or rocks that need to be removed in this area. Tom and James have flagged off this area already this trail will be a mile long. James has volunteered his time and labor for this project. **Jordan** suggested a site walk be scheduled just for consistency. **Tom** said the trail is marked clearly if anyone wants to go to review it. **Drew** said he didn't believe a site walk was necessary for this project. **Tom made a motion to allow a single track trail be constructed in the Hobart Fessenden Woods area with the help of James Gibson and Matt Caron. Jerry seconded. Vote yes 4-0.**

#### **Discuss potential reduction of wetland buffer from 50ft to 25ft. (Eric)**

Eric DiVirgilio as a resident of Brookline on Powers Lane was here to discuss the potential of reducing the wetlands buffer from 50 feet to 25 feet. **Eric** said the plan in front of the Board is his Lot he would like to build a shed and place it in the wetland buffer area on his lot. He is here tonight because before he goes to the ZBA to request a Special Exception he needs the Conservation Commission to make a finding according to the Zoning Ordinance Section 1106.01.

*Section 1106.01 states "Evidence to support the request for a special exception shall be submitted in writing to the Zoning Board of Adjustment, with fees for proper notification, accompanied by written review of findings of fact from the Conservation Commission. The Planning Board, at its discretion, may also submit a written finding of fact on the application. The Conservation Commission may require review by the Natural Resources Conservation Service, upon submission of applicable fees by the applicant for this service.*

*The Zoning Board of Adjustment via special exception in other matters, after proper public notice and public hearing, may grant permission for the following uses within the Wetland Conservation District and buffer, provided the proposed use does not conflict with the Wetland Conservation District and is otherwise permitted by the Zoning Ordinance, and following review and findings of fact from the Brookline Conservation Commission:"*

1106.01 b. states

*"Accessory structures may be permitted by special exception within the buffer zone as long as all these conditions apply:*

- 1. There is no land outside the buffer zone where the accessory structure could reasonably be placed;*
- 2. The accessory structure does not exceed twenty feet in height;*
- 3. The accessory structure and associated limits of construction must be setback at least 25 feet from the delineated edge of the wetland or surface;*
- 4. The accessory structure must have a total building footprint no larger than two hundred fifty (250) square feet;*
- 5. The land on which the accessory structure is to be built must have a slope no greater than 25%;*
- 6. Appropriate erosion control measures must be in place prior to construction, properly inspected and maintained through stabilization, and removed with appropriate disposal of silt, debris and erosion control materials;*
- 7. Any disturbance to the surrounding buffer zone due to construction must be repaired upon completion of the project."*

**Eric** also read Section 1103.11 which states

*Reduction of the Wetland Conservation District Buffer Zone:* *A special exception for a reduction of the buffer zone may be granted by the ZBA if all the following conditions are met:*

- a. A Wetland Functions and Values Assessment (using the New Hampshire Method for the Evaluation of Wetlands) be performed by a Certified Soil Scientist or Certified Wetland Scientist, at the applicant's expense.*
- b. The results of this assessment indicate that the wetland is of such value that the proposed use will not conflict with the purpose of this Ordinance.*

*c. Under no circumstances shall this apply to any designated Prime Wetland.*

**Drew** said it is not clear what kind of finding the ZBA would be looking for but he believes the only finding they could make is that this is not a designated prime wetland. **Eric** said he will have to have a Function and Values Assessment done before a ZBA hearing also.

**Jordan** made a motion that the Conservation Commission finds that this structure is not located in a Prime Wetland but the Conservation Commission have not had any ecological importance or hydrologic connectivity information at this time for lot D-55-52. **Tom** seconded. Vote yes 4-0.

**Drew** said the Function and Values Assessment suggested in Section 1103 should be done before this comes to the Conservation commission.

**Drew** suggested someone send the Planning Board and email to discuss Zoning Ordinance Section 1103. It is very confusing and should be cleared up.

### **Eagle Scout Project**

**Tom** said Zach Dolphini should be added to the July meeting agenda he is working on the 3 sided kiosk at the Cummings property K-33.

Alex Hadley is working on the kiosk and they would just need to suggest a location for it.

### **Schedule a Work Day**

**Tom** suggested they schedule a work day. **Jordan** said she has an old mower that works and is willing to donate it for trail maintenance projects. They also need a plan in place for trail maintenance.

### **Milfoil**

**Buddy** said Amy Smagula with DES has found a minimal amount of milfoil in the Lake but an extensive amount in Melendy Pond. So the \$1,000 they just spend for treating the lake can't be used till the fall for the lake treatment and they will need to see if they can treat Melendy pond. **Jordan** said the treatment for the Lake scheduled for June 15<sup>th</sup> is no longer needed. **Buddy** said that is correct. The Cove area has the most Milfoil in Melendy pond. At Lake Potanipo there are 3 small patches where the Ice House used to be and a small patch by the houses. **Buddy** said they should go after it with Precellicore. **Jordan** made a motion to treat Melendy Pond with Precellicore ASAP. **Tom** seconded. Vote yes 4-0

### **Oak Hill Road Trail to Road Bed.**

**Tom** said he had a discussion with Judy Rochford about an alternative trail to gain access to the Rail Road bed off of Oak Hill Road. **Drew** said they own a piece of land off Stickney Brook road which could be used that to access the Rail Road bed. **Tom** said they have \$3500 from Tom Moran to create a trail. **Drew** said they will need corner bounds established and they may also want to get a quote from Nick Burbee to see what the machine would cost to deforest this trail. Shouldn't be more than a one day project. They should let the neighbors know what they are doing and also make a note that they are not going to be able to offer parking in this area for trail usage.

### **Planning Board**

**Buddy** said the Planning Board had met with a building at the June meeting to discuss a conceptual plan based on the suggestions from the engineer they decided that because Countryside Drive was already a conventional lot that this new subdivision (which abuts the Countryside Drive Subdivision)

should also be a conventional subdivision plan. **Jordan** said this should have come before the Conservation Commission for discussion also. **Drew** said the conservation Commission is not part of the planning process. **Buddy** said when they are planning what should be presented to the Planning Board they should have also asked the Conservation Commission for input.

**Adjourn**

**Jordan made a motion to adjourn the meeting at 9:40 pm. Jerry seconded. Vote yes 4-0.**

**Francis (Buddy) Dougherty, Chairman,** \_\_\_\_\_

**Jordan Bailey, Member,** \_\_\_\_\_

**Tom Rogers, Member,** \_\_\_\_\_

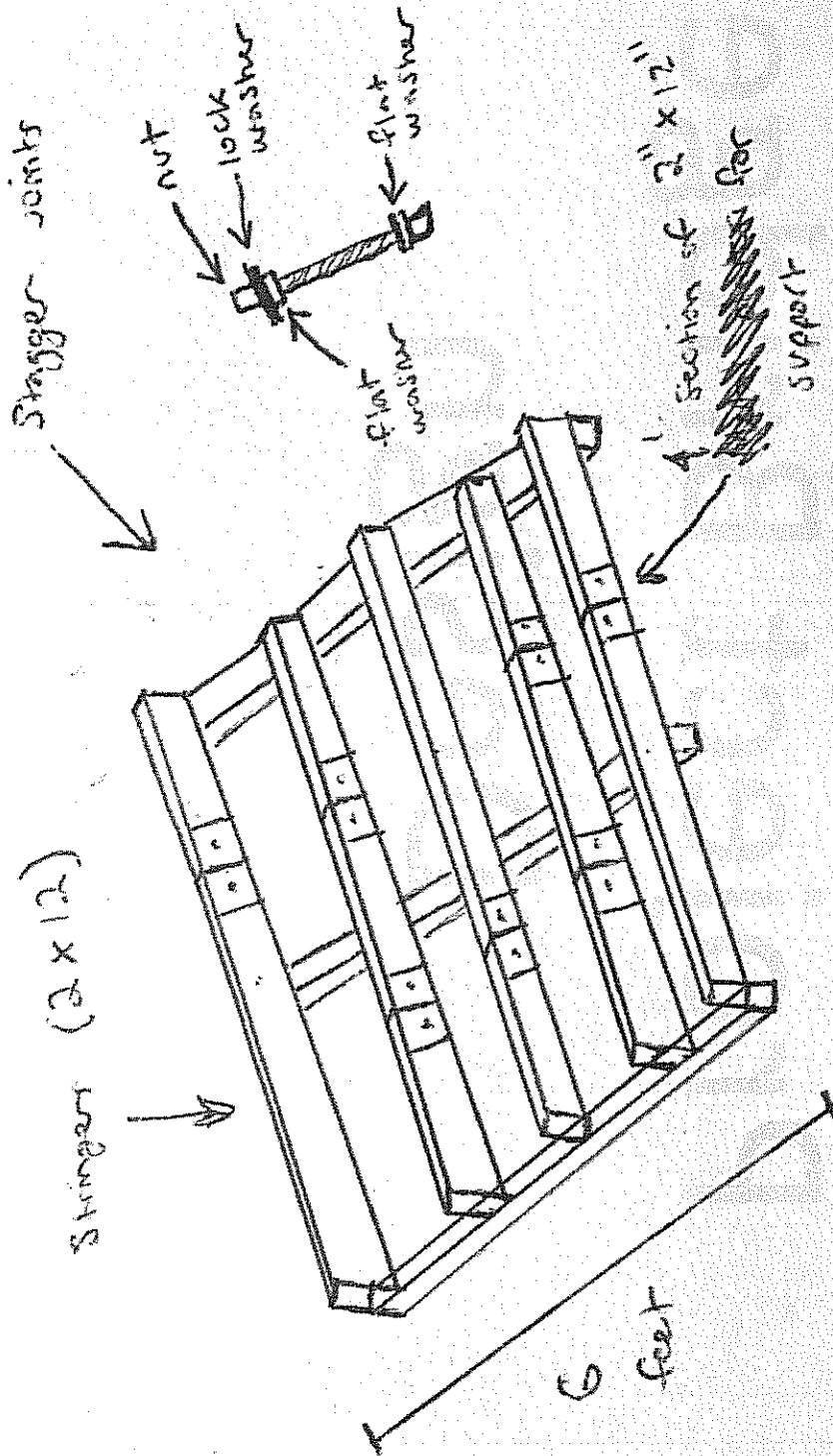
**Jerry Jaworski, Alternate,** \_\_\_\_\_

**Minutes submitted by Kristen Austin**

**Next meeting will be held on July 10, 2018.**



# Tim Sulin's Eagle Project Bridge Design



9 → 2" x 12" x 8'	7 → 2" x 12" x 4'
3 → 2" x 12" x 16'	
3 → 4" x 4" x 6'	

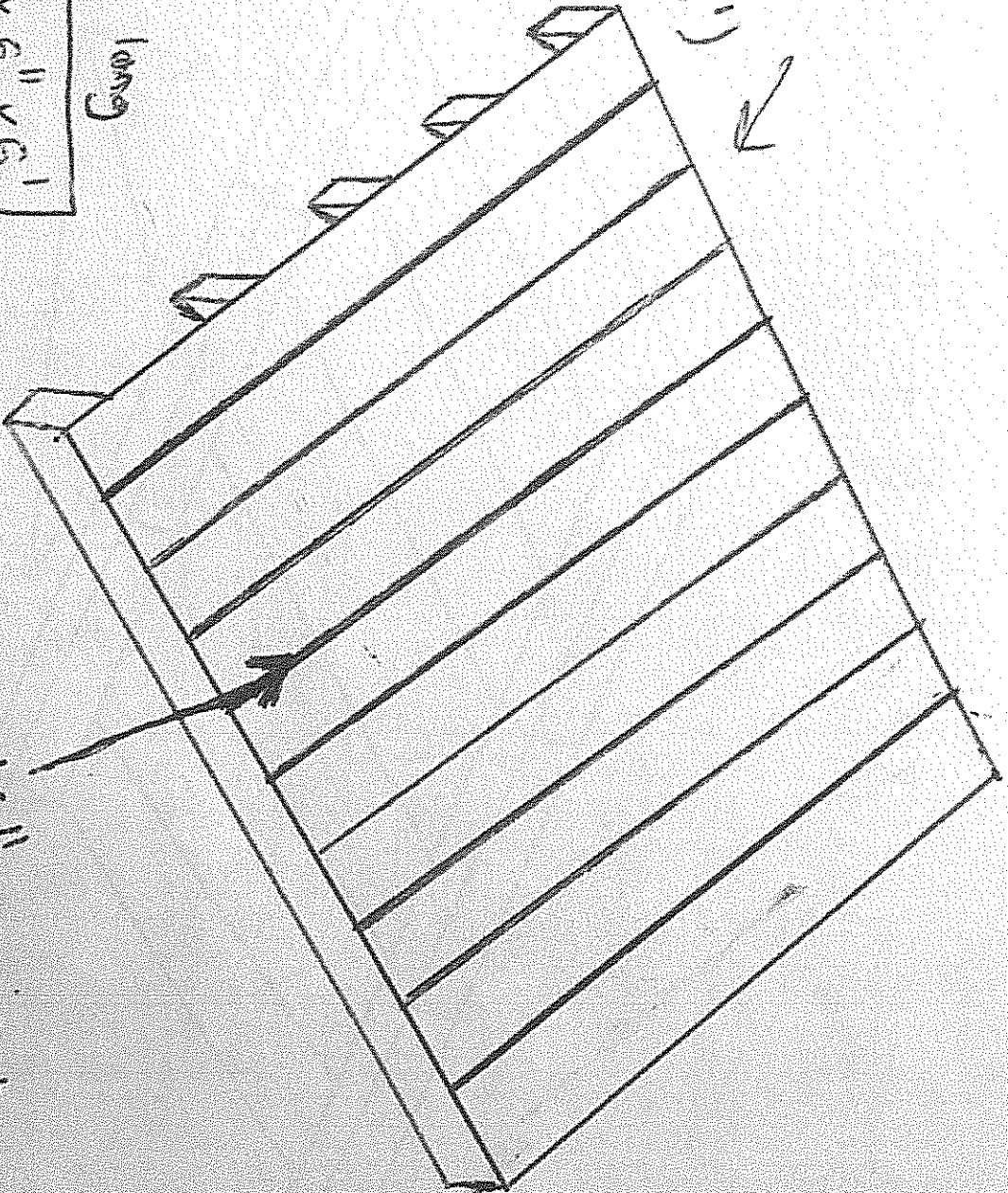
Deck  
Board

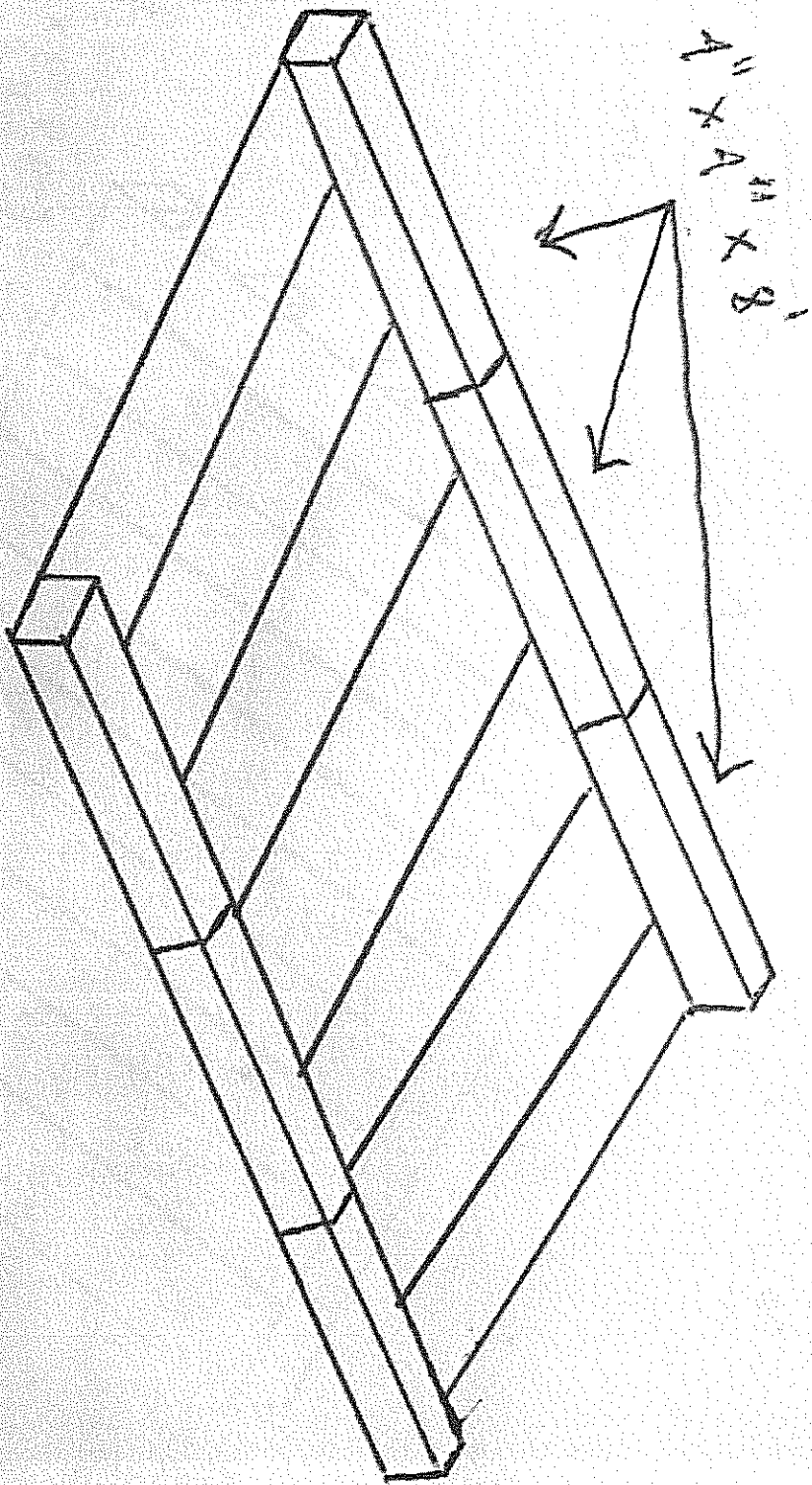
( $\frac{5}{4}$ " x 6" x 6')

288 inches long

51 →  $\frac{5}{4}$ " x 6" x 6'

$\frac{1}{4}$ " spacing to  
allow for drainage





$6 \rightarrow 4'' \times 4'' \times 8'$

# Pricing

LOWE'S

$$4'' \times 4'' \times 6' \rightarrow 2 \times \cancel{\$6.77} = \$13.54$$

$$2'' \times 12'' \times 16' \rightarrow 11 \times \$37.98 = \$417.78$$

$$4'' \times 4'' \times 8' \rightarrow 6 \times \$10.98 = \$65.88$$

$$5/4'' \times 6'' \times 6' \rightarrow 51 \times \$10.77 = \$549.27$$

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$$\$1,046.47$$

W/O hardware

## Hardware

66 → 1/2" x 4" galvanized carriage bolts

66 → 1/2" x 1" galvanized flat washers

66 → 1/2" ~~split~~ split lock washers

66 → 1/2" galvanized hex nuts

Nails are getting donated



## Pricing

### LOWE'S

Carriage bolts → 25 bolts per pack <sup>3</sup> × \$2.06 = \$6.18

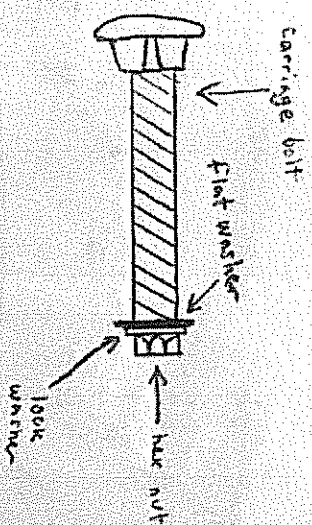
Flat washers → 25 washers per pack → 3 × \$2.53 = \$7.59

lock washers → 66 × \$0.26 → \$17.16

hex nut → 66 × \$0.40 → \$26.40

\$75.33

## Bolt Diagram



X 66