



**Town of
BROOKLINE, NEW HAMPSHIRE**

Conservation Commission

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**Minutes
Tuesday, August 14, 2018
Conservation Commission
Meeting Start at or about 7:00 PM**

Present: Francis (Buddy) Dougherty, Chairman
Tom Rogers, Member
Drew Kellner, Alternate, (voting for Jordan)
Jerry Jaworski, Alternate, (Voting for Jay)
Ron Olsen, Selectboard Representative
Brendan Denehy, Alternate Selectboard Representative

Absent: Jay Chrystal, Vice-Chairman, Jordan Bailey, Member, and Eric DiVirgilio, Alternate

Buddy asked Jerry to vote for Jay and Drew to vote for Jordan tonight. They both agreed.

Stickney Brook Trail to Rail Road Bed Discussion

In attendance for this discussion: Jen Coutu, 9 Stickney Brook Drive, Steven Christle, 7 Stickney Brook Drive, Glen Cruikshank and Matt Cruikshank both of 14 Stickney Brook Drive.

Drew said there was an access trail to the Rail road bed off Oak Hill Road until Quigley Way was built and they have lost that access trail. There was an open space lot from the Quigley Way subdivision plan that was given to the town for the purpose of building a new access trail to the rail road bed. This open space lot is too wet and they are not unable to build a trail in this area. They have funds available through the offsite improvement money from this same subdivision to build a new access trail. After years of discussion they had finally decided they would add an access trail off the end of Stickney Brook Road which is town owned property. They had the bounds surveyed so they clearly know where the boundary lines were so they could start flagging and that is when they realized that one boundary marker was about 15 feet from an abutter's front porch and they discussed sending out notifications to the abutters letting them know what they were planning to do. Jerry and Drew had walked the property about 4 or 5 months ago before the surveyors went out. **Drew** said the proposed trail had been flagged with green flags about three weeks ago. This trail would be for local use only as they will not be able to provide parking in this area.

Jen (9 Stickney Brook Road) said she received a letter in regards to this trail after Meridian Land Services came to do the boundary work. Her two Aunts and her mother live at 11 Stickney Brook

Road where the stake is on the front lawn and they were a bit shaken up when the surveyors were there marking bounds. She would just like to understand the process you had this surveyed then sent out letters to the abutters. **Drew** said the first step in a project is to make sure you know where the bounds are so they had a surveyor mark the bounds. We don't normally send notifications and are also not required to hold a public hearing to create a trail but due to the location of one of the boundary markers being in the middle of the abutters front lawn they decided they should let the abutting properties know they would be creating a trail in this area. **Buddy** said where those stakes ended up he believes they were as surprised as the abutters were. They didn't realized they would be that close to the home on the abutting lot. **Jen** said you also stated you would not be able to provide parking in the area but who will be policing this. **Drew** said given this particular area they there are no options for parking. There is parking at the Oak Hill Ball Field area and the Sunoco Station off Route 13. There is already a group of users in the vicinity that used to use the Quigley way connection trail and that is no longer an option because it is on private property. This would be policed by the landowners and the police the hammer head is for fire safety and not for parking. **Buddy** said they could request that the DPW put no parking signs at the end of the road by the trail. **Jen** asked if this is this a done deal or do the residents of Stickney Brook Road have anything to say to make this trail not happen. **Buddy** said he believes you're alarmed right now and thinking something bad could happen with the trail but once the trail is there he believes that the people in your neighborhood will use this this trail and it will end up being an asset to your neighborhood. This will open access to the neighborhood and South Main Street residents. He thinks they should give it a chance. **Drew** said there has not been an official vote as to create this trail that is the purpose of tonight. It is public land and one of our tasks is to create usable space for the public. **Tom** said this also falls in line with the connectivity of trails and sidewalks in town. This will connect to the rail trail when the sidewalks are put in. Overlook Road is a dead end with a trail that connect s to the Melendy Pond area and that trail only gets local neighborhood use. **Glen** (14 Stickney Brook) said he has some concerns one the no parking issue and who will enforce that, and two his driveway is right there and he would like to make sure he is able to access his property. **Drew** said this is just like any other dead end street is police take notice if a car parked in the area or an abutter, etc. **Matt** (14 Stickney Brook Road) said he doesn't understand why they need 3 access trails to the rail road bed. He doesn't mind having the trail behind his house but now he will have a trail on the side of the house and behind his house. **Tom** said there is a group of users that were active users of the trail off Oak Hill Road that is no longer available because it is on private property. **Jen** said if the other users that have requested this new access trail are part of the farm so we will have horses going through Stickney Brook. **Tom** said yes they had requested a replacement also due to the safety and traffic concerns on South Main Street. **Lisa** (6 Stickney Brook) asked how many people actually use the rail trail. **Tom** we don't have a good count on that trail but it is one of the lower counts in town. **Drew** said gates are being looked into in this part of town because snowmobiles are not an allowed use in this area. **Steve** (7 Stickney Brook) asked if they could get a rock to block this trail in the meantime. **Drew** said yes they could do that. The gates ounced installed will be easier.

Tom said they spend an insane amount of time policing the trails and they are in constant contact with the Police Department and Fish and Game. You will always get the one person buzzing down the area but we hope to keep this better under control. **Steve** (7 Stickney Brook Road) said he is a hiker and a biker and signs are a huge help. **Tom** said if there are issues with the use of the trail please let us know and they will get right on it. **Glen** said just for your information there are a lot of dead tree in this are because of all the wetlands in this area. **Matt** asked are there any other options for a new trail. **Drew** said they did look into the area around Quigley way and it is

just too wet in this area to build a trail. **Matt** said he doesn't want it on two sides of his home for resale value and they are already being taxed for a high end street. We bought a property at the end of a dead end street for privacy. **Drew** said he did try to snake this around to the side of your property. We have been discussing this for years and we have finally gotten to this point. The offsite improvement money was flagged for a replacement trail. This has been discussed since the Quigley Way subdivision. **Tom** said part of the reason of conservation land they need to prove access and the town has supported a pretty significant connectivity plan between the sidewalks and the trails. **Drew** said the more people out on the trail the less likely hood of violators they would have. **Buddy** said how about if you let us go through with this trail and in a year from now we hold another meeting and if you still have an issue with the trail we can discuss it then. **Drew** said it is under their preview to close down a trail. **Jen** asked how soon until the sidewalk is constructed on South Main Street. **Drew** said the construction of the sidewalks may start in the summer of 2019. **Drew** said he agrees with Buddy's general line of thinking you may take it a deterrent right now but in the future you may appreciate it. **Matt** said he has access behind his house why would he want a second access on the side of the house. He bought his house for privacy. **Jen** said they have access to this trail through Oak Hill Road and South Main Street, she has walked both ways to the trail. Speaking for herself and her aunts and mother at 11 Stickney Brook Road they will be nervous knowing that people can walk down there at any time. **Drew** said people can walk it now but they don't because there is no trail there but. **Jen** now you are going to make it easier for them. **Jen** said for the record 9 and 11 Stickney Brook Road are not looking forward to this at all. **Matt** and **Glenn** at 14 Stickney Brook Road agreed. **Jen** said she understands where you are coming from but as the owners of property on a dead end street they would like to keep it a nice quiet dead end street. **Buddy** said please give them a year and if you still aren't happy we will discuss it again. **Steve** said winter is coming how long it will take to get the gates up. **Buddy** said around November. **Tom** said we are equally concerned with people accessing this area that shouldn't be. **Buddy** asked if you would give us a try. **Jen** said with the amount of people that are here from Stickney Brook that area skeptical about this trail and would like to hold you to this deal to meet again in a year. **Jen** said have you looked at the trail in terms of hurting any wildlife. **Tom** said almost all trails were at one point game trails they are the best trail makers. They will use the trails it will increase the wildlife use of trails. **Drew** said they will cut around the wetlands areas. That would be more detrimental to the wildlife to cut through any wetland areas. **Drew** said the green flagging will be the center line. When he flagged it he could only see a house for the first twenty yards there is plenty of room for privacy screening to be added if needed. That yard stake can be removed when the trail is cut in so it will not have to remain in the middle of her yard. **Tom** said this will not be a rail trail sized trail it will be for walking or mountain biking cut to 6 to 8 feet wide and that will grow in a little bit it will not be kept that wide. Just the initial cutting. **Buddy** thanked everyone for coming in and expressing their concerns.

Drew made a motion to approve up to \$1,000 from the offsite improvement fund from Quigley Way Subdivision to Nick Burbee for forest mulching to create the new trail connecting Stickney Brook to the Oak Hill Rail Road Bed. Tom seconded. Vote yes 5-0.

Hobart Fessenden Conservation Easement Discussion

Drew and **Jay** had met with Piscataquog Land Conservancy in regards conservation easements. They discussed what the options would be and where the first logical area would be to add an easement to is the Hobart Fessenden Woods area. PLC has this in their budget for this year if they wish to go forward with this. They will need a warrant article at town meeting get the tax

payers ok to do this. They will need a warrant article for every area that will be included in the easement they will not be able to do a blanket warrant article for all town lots. this warrant article will read like the one issue for lots K-33 and K-34 which state this would allow the Selectboard to enter into an easement agreement with a third party. **Drew** said he doesn't have an exact cost yet but this will cost around \$20,000. The Board agreed to work toward the goal of putting an easement on the Hobart Fessenden Woods area with PLC as the third party.

Planning Board Case 2018-1: C-4-8, C-20, C-21, C-24 Razzaboni Home Builders

George Razzaboni with Razzaboni Home Builders.

Buddy said seeing as there is no engineer in attendance he asked George if he would mind answering any questions. **George** said he would do his best. **Brendan** asked George if there was any discussion about making this an open space development. **George** said they had discussed this with the Planning Board and because the open space would not be contiguous they decided the conceptual subdivision was a better fit for this area. After reviewing the plan the Board agreed to request that the Planning Board take into consideration some non-disturbance easement corridors for this subdivision.

Master Plan Natural Resources Chapter

Just as a reminder this chapter will need to be reviewed and updated by the Board.

Nissitissit River Park Update

Drew discussed the proposed plan for the Nissitissit River Park with the Board. **Drew** pointed out where the gate would be placed and the parking area that will hold about 6 to 8 cars. The next step is to get the parking lot easement drafted this will need to be completed through an attorney and approved by the Planning Board. He said they may also need to go through the state for a curb cut unless this is already grandfathered. Once they approve the contractor they can start this trail project. **Buddy** said this would be great if it was completed by November.

Milfoil

Buddy said they had divers at the Lake pull 300 gallons of milfoil from the lake. They said there was a lot more than they anticipated and they have suggested they treat the lake this fall. The Board agreed to apply for a permit for a fall treatment for Lake Potanipo.

Trail Discussion

Tom said he has completed 28 signs that will be posted at in the Hobart Fessenden Woods area. He will be working on signs for the Bartell Palmer Woods area next.

Tom said they have a work party scheduled for Thursday at 6:00pm for the Boy Scout Troop 260. They will be cutting back brush in the Cider Mill area.

Tom said the Selectboard had voted unanimously to allow the old Hood Road entrance area as overflow parking for the Bartell trail head area.

Discuss Reinstatement of the second meeting on the fourth Tuesday of the month again.

Buddy asked the Board if they thought they should add the second Conservation meeting back onto the schedule. After a brief discussion they decided they would only schedule a second meeting as needed.

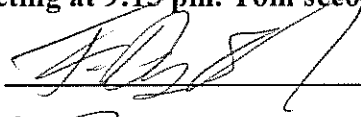
Minutes

Buddy made a motion to approve the non-public minutes of July 10, 2018 as amended.
Drew second. Vote yes 5-0.

Jordan made a motion to approve the July 10, 2018 public minutes. Seconded by Jerry.
Vote yes 5-0.

Adjourn

Drew made a motion to adjourn the meeting at 9:15 pm. Tom seconded. Vote yes 5-0.

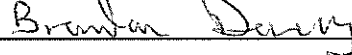
Francis (Buddy) Dougherty, Chairman, 

Tom Rogers, Member, 

Jerry Jaworski, Alternate, 

Drew Kellner, Alternate, 

Ron Olsen, Selectboard Representative, _____

Brendan Denchy, Selectboard Rep. Alternate, 

Minutes submitted by Kristen Austin
Next meeting will be held on September 11, 2018

