

PEMBROKE CONSERVATION COMMISSION  
MEETING MINUTES  
NOVEMBER 13, 2023

**In attendance:** Ammy Heiser (Chair), Carol Bertsimas (Vice), Brian Mrazik (Secretary), Tom Gallo, Ayn Whytemare, Wendy Weisiger, Erin Insley, Brent Edmonds (PB Rep)

**Absent:** Karen Yeaton (BOS Rep)

**Call to Order:** Meeting called to order at 7:04 pm

**Conservation Lands:**

1. **Beck Parcel Survey:** Ammy met with the BOS to discuss this project and to secure approval for the funding. The BOS approved and requested that the contractor provide granite posts, a stable-base (mylar) plat map, and recording of the plat with the Merrimack County Registry of Deeds. Ammy contacted Jacques Belanger who agreed to honor their proposal even though it expired in August. Belanger will begin immediately and will advise Ammy if they need assistance from the CC. Ammy met with the Town Administrative Office to secure the ~\$5,000 available, in the FY-2023 budget, for the project. Ayn agreed to apprise Linda Williams of the surveying activity in case there are inquiries from abutters.
2. **Monitoring Update:** Ayn reviewed the status of monitoring for 2023. During the last month monitoring was completed at Hillman by Ammy and Sarah Pillsbury; at Doherty by Carol and Erin; at Butterfield and Bragfield Pond by Carol and Brian; and at White Sands by Tom and Brian. The remaining parcels, Clark and Schuett, will be monitored by Ayn and Erin, respectively. Brian forwarded a copy of the monitoring report for Butterfield to the Conservation Land Stewardship Program.
3. **Other:** Invasive vegetation removal was completed on the Robert Frost Park by the Meet Me in Suncook Committee. Ayn advised that a hunting stand remains chained in a tree on the Center Hill parcel in violation of state regulations requiring removal each year. Tom offered use of his bolt cutter. Ammy will check the Whittemore parcel to investigate reported vehicle abuse. Jeff Evans of the Five Rivers Conservation Trust advised Ammy that NRCS policy is to deny acquisition funding for properties to which biosolids have been applied.

**Planning Board Applications:**

**Applications**

1. **Major Subdivision Application #23-06, William P. Byrne, owner of Tax Map 264, Lot 80 located at 336 Pembroke Hill Rd.** The Applicant proposes a 3-lot subdivision, including a new roadway, to be served by onsite well and septic.

Carol motioned that the CC provide no comment or objection on this proposal. Tom seconded. All voted in favor.

- 2. Major Site Plan Application #23-102, and Special Use Permit Application SUP-AC #23-308, Silver Hill Development Corporation, Tax Map 559, Lots 12-3 and 12-3-1 located at 789 & 799 Silver Hills Dr.** The Applicant proposes to construct a new office building with associated parking, well, and septic on Lot 12-3-1 and to increase the gravel storage area on Lot 12-3. The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for commercial use over the aquifer.

Carol motioned that the CC provide no comment or objection on this proposal. Tom seconded. All voted in favor.

- 3. Minor Subdivision Application #23-07, D'Pergo Realty Investments, LLC, Tax Map 561, Lot 35 located at 107 Sheep Davis Rd and Lot 36 located at 316-318 Borough Rd.** The Applicant proposes a lot line adjustment to convey 26,528 SF from Lot 35 to Lot 36.

The CC has no comment on this action.

- 4. Major Site Plan Application #21-103 and Special Use Permit Application SUP-AC #23-309, D'Pergo Realty Investments, LLC, Tax Map 561, Lot 36 located at 316-318 Borough Rd.** The Applicant proposes to construct new worker housing buildings for seasonal agricultural workers employed by New England Flower Farms. The site includes paved parking, municipal water and sewer, stormwater ponds, and recreation area. The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for worker housing over the aquifer.

This application includes 4 buildings, each with 16 rooms that will house 4 workers in each room for a total occupancy of 256 people. Current constraints on new connections to the sewage treatment facility may require that the first two buildings (phase 1) be connected to an on-site septic system for an uncertain, and potentially long-term, period of time. The CC is concerned that the proposal essentially constitutes a high density residential development on a septic system in an area zoned for commercial use and in the aquifer conservation district. High loading of septic effluent in the highly permeable soils at this site could degrade water quality in the aquifer and potentially impact the Town wells located approximately 1,000 feet downstream from the site. The CC is also concerned that the development may, in the future, be converted to year-round use or even permanent residential occupancy, further exacerbating impacts on aquifer water quality.

- 5. Major Site Plan Application #23-104 and Special Use Permit Application SUP-AC #23-310, Chris Glenn, BNB, LLC, Tax Map VE, Lot 174 located at 6 Glass St.** The Applicant proposes an interior renovation to extend the existing mezzanine for additional seating, bar area, and bathroom. The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for brewery use over the aquifer.

The CC has no comment on this action.

**Zoning Board Applications:** None

**DES Letters and Applications:** None.

**Review and Approve Minutes of October 9, 2023 Meeting:** Tom motioned to approve the minutes of the October 9 meeting, as submitted. Carol seconded. All voted in favor except Wendy and Brent, who abstained.

**Acquisitions:** Ammy announced that the BOS has accepted the gift of \$70,000 from the Olivia Phipps Trust for the purpose of acquiring forest land. The CC discussed the possibilities for using this funding, including obtaining forest land adjacent to existing parcels and in other areas of high priority. Ammy requested that CC members identify potential parcels for discussion at our next meeting.

**Other Business:**

1. **Conference Expenses:** Ammy inquired as to whether CC members who attended the NH Association of Conservation Commissions Conference had been reimbursed for their expenses. Tom advised that he has not been reimbursed for his registration. Ammy agreed to look into this.
2. **Conservation Area Signs:** Ayn reported that she had contacted three potential sources for procurement of the signs. Megaprint proposed costs of \$125-150 in set-up fees and \$100 for each individual sign, with delivery in 3-5 days. Signarama proposed a cost of \$150 per sign. The State Prison agreed to provide a quote, but has not yet done so.
3. **Zoning Amendments:** Ammy read a statement prepared by Carolyn Cronin regarding the basis for the proposed amendment that would add a Mixed Use Special Use Permit to the Soucook River Development District (612-644 Pembroke St.).

**Mail and Correspondence:** None of significance.

**Adjournment:** By consensus, the meeting was adjourned at 9:00PM.

**NEXT MEETING:** December 11, 2023