

Minutes of the Peterborough Conservation Commission Meeting June 20, 2019, Peterborough Town House, 5 p.m.

Present: Jo Anne Carr, Swift Corwin, John Kerrick, John Patterson, Francie Von Mertens, Robert Wood; Jeremy Wilson and Eric Masterson, Harris Center

May minutes were approved and a payment for mowing Fremont Field.

Elm Street Harris Center property

Jeremy Wilson explained that the Town contacted the Harris Center about the Elm Street Harris Center 3.6-acre property abutting the Community Center / DPW garage properties to explore locating a public safety complex partially on the property.

Discussion with the town has included a property swap, one that Woody said would clearly have greater natural resource value—important as there is a conservation easement on the Harris Center property that is held by the ConCom.

Matt cited the "sawmill property" that the Harris Center is familiar with.

John P. cited sawmill debris that Eric Masterson had found on a site visit to the property.

Swift, Woody and Eric will meet with Rodney Bartlett to further discuss, including a Phase I Environmental Site Inspection of the property as a logical step.

Regarding development on the Harris Center lot, were it to be transferred to the town, ConCom members agreed that stormwater treatment including truck washings is a concern (low impact development BMPs / dry wells / etc.); and that town by laws are well behind state standards regarding handling storms (two-year v. 10-year storm events).

Cunningham Pond Boathouse parcel

Given code officer and Monadnock Conservancy concerns over enforcing deed restrictions on the boathouse parcel (ConCom and Select Board had approved \$250,000 town contribution to the fundraising with the condition there be no "residential development"), discussion ranged widely how best to amend the original motion to make clear what was allowed. As one example, would a bathhouse with septic be allowed?

Swift said that if a single-family residence was allowed, the boathouse would be better protected from trespass. Francie said that option had been fully discussed before, and questioned whether another discussion go-round was advised.

Jo Anne pointed out that the original motion restricted "residential development" but did not address commercial development.

She made the following motion (John P. second):

Move to recommend to the Select Board, as co-agent to expend, approval of \$250,000 from the Land Acquisition Capital Reserve Fund for the Cunningham Pond land protection project with the requirement that, in keeping with the conservation goals of the project, in the event a boathouse parcel is subdivided off, there be a permanent deeded restriction limiting development to one single family residence located outside of the 250-foot shoreland protection buffer.

Swift will contact the Monadnock Conservancy with the change, and get on the Select Board agenda to propose the change.

Wetlands

Woody recommended a site visit of a property on Union Street with code officer regarding possible wetlands issues. John K. said he would accompany Woody and CO Tim Herlihy.

Woody also described a potential wetland issue on Condy Road that he has brought to the attention of the code officer.

/fvm