

**Peterborough Conservation Commission Minutes
November 15, 2018, Peterborough Town House, 7 p.m.**

Present: Swift Corwin, John Kerrick, Matt Lundsted, Liz Thomas, Francie Von Mertens

Minutes for the October 20 meeting were approved.

Cunningham Pond Conservation Project

Regarding the possibility that a parcel containing the "Peterson boathouse" might be subdivided off the larger Peterson holdings, Von Mertens explained that state **RSA 482-A:26 Dwellings Over Water** does not allow septic to be brought to an existing structure that extends over the shoreline of a public water body. By statute definitions, that would convert the structure to residential use.

Von Mertens further reported on a meeting with Pete Throop and the Monadnock Conservancy where subdivision options were discussed that included changes to the boathouse and further development of the lot.

Conservation Commission members' discussion included consensus concern regarding view clearing if the parcel was developed residentially, and regarding likely visibility of a new house from the Pond area.

There was lack of consensus over the boathouse. Corwin spoke for its preservation as a structure with history and character valued by many; Thomas spoke to the greater natural resource value served by its removal and questioned whether its existence is widely known. Corwin and Thomas agreed that the number of people who value or know about the boathouse can't be known.

Unknown, members also agreed, is whether sale of the boathouse parcel is necessary for the ambitious \$1.5-million fundraising project to succeed.

Sensing consensus on certain issues, Von Mertens made the following motion (Lundsted 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 on residential development of the subdivided parcel.

The motion passed.

Natural Resource Inventory

Members discussed Ecosystem Management Consultants / Rick Van de Poll's proposal including timeline and estimate, and credentials including extensive work with NH towns. Members agreed to request a statement of the final NRI deliverables as discussed at the October meeting with Dr. Van de Poll—an ecological assessment that leads to stewardship plans and priorities for the four town properties, with some specifics.

Von Mertens will convey this, and inquire whether there is a similar NRI Rick has done for another town that would give a good sense of action items.

Zoning Amendment

Given the Stone Barn project proposal to place significant stormwater treatment infrastructure in the Wetlands Protection Overlay Zone (WPOZ), as permitted by town code 245-15 J(3), members agreed to recommend to the Planning Board that #b. below, that allows new stormwater treatment in the 50-foot buffer, be eliminated.

245-15 J (3) Exemptions

- a. Pre-existing stormwater management devices, including man-made ditches and swales.
- b. Sedimentation/detention basins or ponds. ← STRIKE

Members agreed that new zoning that allows greater density increases the likelihood that stormwater treatment will be placed in the buffer as a routine design feature, especially if the Stone Barn incursion is permitted.

Lundsted pointed out that the **Exemptions** apply to the actual wetland, not just the buffer, likely unintended.

Other

There was brief mention of monitoring easements.

/fvm