



**CONSERVATION COMMISSION**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE CONSERVATION COMMISSION**

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Wednesday, May 15, 2015 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Chip Hussey, Bill Bilodeau, Laura Byergo, Joe Fredericks, Kevin Lucey

*Members Absent:*

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Chair Hussey opened the Conservation Commission meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Public Meeting: Trails

A presentation of the proposed trails was done for those present. Chair Hussey explained that the first portion of the Greenland Greenways was an old gravel pit that was used in the construction of the high level bridge. L. Byergo told audience members that they were seeing the concept for the trails and not the final design; the point of the meeting was to receive feedback. L. Byergo described the trail in depth, adding points of interest.

L. Byergo further explained that the Conservation Commission is working with the Appalachian Mountain Club on a professional design. Trying to limit costs to the Town, they will be looking for donations and grants. The cost will be determined based on the final plan for the trail. K. Lucey added information about slopes, vegetation and bog bridges. He continued that their hope was to add more trails in Greenland.

Nancy Sakovits, 22 Cushman Way: Questioned their responsibility as a neighborhood. Chair Hussey told her that the Town owns the parcel in question. J. Fredericks added that there is conservation land that the homeowners association does own and manage, but it's not connected to the trails. K. Lucey pointed out additional parcels that will be owned by the Town but didn't appear on the map because the developments are new.

Chris Peters, 21 Cushman Way: Asked if the developer had any responsibility to the Town for the trails that abut private property. Chair Hussey responded that he has been working with the developer. After meeting with the project manager, they're looking at a stone walkway that would mark the trail. He continued that there will not be any signage at the road, and there would not be any parking along Cushman, Coastal or Van Etten. C. Peters appreciated the neighborhood being notified of the meeting.

John Sakovits, 22 Cushman Way: He hoped that homeowners would be part of the discussion regarding the trails on Cushman. Chair Hussey told him that the Board of Selectmen had the final say on the trails; they will meet with the Selectmen on Monday, June 15. L. Byergo added that Chair Hussey has been working with the developer to define the areas between the two houses on Cushman, and suggested the homeowners talk with the developer.

## DRAFT: SUBJECT TO CHANGE

Chris Benton, 21 Meaghan Way: He was originally told that there would be a dirt and gravel parking lot at the right-of-way on Meaghan Way. Chair Hussey responded that there were no plans for a parking lot in any of the residential areas. The only parking allowed will be what can legally be done; there will be no access from Meaghan Way. Access would require permission from a homeowner. J. Fredericks clarified that the Town doesn't have access from Meaghan Way to the property where the trails will be located.

Homeowners didn't feel confident that the developer would do what was in their best interest vs. his best interest. If the trail was not maintained, it could present issues for the abutting properties. Whatever is put in place should be controlled so there is no debris on their property. L. Byergo suggested that Chair Hussey convey some of the concerns to the developer. Homeowners abutting the trail would like to be consulted without going through the developer. Responding to a question from a homeowner, Chair Hussey explained the deed restrictions on the parcels.

Existing and new trails to be cut were explained. L. Byergo stated that there will be some hand work done as well as machine work. Chair Hussey explained that the equipment used will be limited by its size vs. the width of the trail; wetlands will be hand cleared. J. Fredericks stressed that they would be very sensitive to what is done, the equipment used and how it will be brought in; they wanted minimal impact.

Brendan Lavery, 208 Winnicut Road: Was concerned about who was going to monitor the trails and the transients who may come into Town. He was unsettled by the idea of the trails and felt it was an undesirable plan; others agreed. Chair Hussey responded that there is no overnight camping allowed on the property. He continued that he has had a discussion with the Police Chief, and it will be enforced. There is also no alcohol allowed on the property, fines will be issued if dogs are not cleaned up after, and there is no overnight camping or campfires. Chair Hussey further stated that they cannot guarantee there will never be a problem; if there is a problem, it must be reported. The parking lot on Van Etten Drive will also be monitored by the Police Department.

There was also concern with the Appalachian Mountain Club treating the land with care. J. Fredericks reminded those present that the land owned by the Town, which is where the trails will be located, is open to the public. Chair Hussey added that the land can be accessed from different locations; with the trails, they were hoping to direct people to specific access points. There will be no signs visible from the Cushman Way entry or Coastal Way. The goal of the Conservation Commission is to have the trail look like a path in a backyard.

Hunters were also a concern. Chair Hussey stated that he has spoken to a retired Fish and Game warden; "no hunting" signs can be put on the property. A hunter safety sign can be put up that would designate where it's okay to hunt. Disturbing wildlife habitats in the trail area was a concern.

2. Site Plan Review, Conditional Use Permit: 40 Alden Avenue (Map R20, 14B)  
Owners/Applicants: Fred & Debbie Ludington  
*The owners/applicants are proposing to construct a 6,000 sq. ft. industrial building within the Commercial B zone.*

*Chair Hussey recused himself from this topic.*

Joe Meletti, Ambit Engineering and representing the applicant, addressed the Commission. Also present was Steve Ryker, certified Wetland Scientist, and Fred and Debbie Ludington, Sweet Grass Farms. J.

## DRAFT: SUBJECT TO CHANGE

Meletti explained that the project received full site plan approval in 2006. Construction was delayed and they have recently reapplied; they are in the process of addressing the Town Engineer's comments. The zoning changed from Industrial to Commercial B, and the wetland setbacks have increased from a 50' to 75'. The wetland delineation was done 10 years ago, and they are in the process of having the wetland plans updated.

The proposal is for a 6,000 sq. ft. building. There are 19 parking spaces being proposed as well as on-site septic. Two detention ponds are being proposed and are the subject of the Conditional Use Permit, impacting the 75' wetlands setback. The total impact is 16,825 sq. ft. An underdrain will be provided in the detention basin to keep the water table below the bottom of one of the ponds, which will be above the ground water table.

The Ludington's gave the Commission a brief overview of the project. Sweet Grass Farms is a manufacturer of all natural products. They have been operating from Autumn Pond Park for approximately 18 years. The land was subdivided in 1999. A 13,000 sq. ft. building was approved in 2005; it was downsized and approved in 2007. The building will be approximately 60% warehousing; the balance will be offices, manufacturing and distribution. Of the products sold by Sweet Grass Farms, approximately 20% is manufactured on site. The bulk of the building will be warehousing and distribution. There will be a wholesale showroom, but no retail will be done at the facility. There has been no change to the road.

K. Lucey stated that the impact to the wetland buffer is .15 acres. Plantings will be kept natural and native to the site; the landscaping will include some street trees. Cutting will be done only as needed. L. Byergo questioned the use of a silt fence. J. Meletti suggested silt socks as an option. Parking surface will be non-permeable asphalt. Asked by J. Fredericks, they have not considered using permeable outside the heavy traffic areas. There aren't any alternatives for the location of the second detention pond; there aren't many areas outside the buffer. The Town Engineer also had some concerns.

J. Fredericks encouraged them to amend and refile the plans to include any new information. The Conservation Commission would like to review the amended plans.

*Chair Hussey rejoined the meeting.*

### 3. Winnicut River Watershed Management Plan – Laura Byergo

As part of the Great Bay Stewards, L. Byergo helps to manage a small DES grant for stormwater management. She is also a member of the Winnicut River Watershed Coalition; they are trying to protect the Winnicut River. As a watershed, you bring together all of the towns that are involved with the watershed in the river as a whole. The Winnicut River goes through Stratham, Greenland, North Hampton and a small part of Portsmouth. She described her role in the coalition.

L. Byergo also discussed water quality testing, which has been done for the last three years and will be done again this year. North Hampton hired a consultant who has provided them with more of an analytical interpretation of the data. Greenland's Town Administrator has seen the data, and L. Byergo has provided it to the Commission (with the exception of 2014). Data collection will be done in July, August and September.

DES is interested in working with the WRWC to take it to the next level and help them apply for grant funding to hire a consultant to analyze data collected on the river. They would like to get the river off the impaired river list. There was a discussion regarding MS-4 permits.

## DRAFT: SUBJECT TO CHANGE

Going through the process means more people will be involved with the river. Volunteers will be trained to do water quality testing. L. Byergo explained the grant process, which she stated would be complicated. She would like the Conservation Commission to be involved. She is representing the WRWC, and can represent the Conservation Commission but would like members to attend occasionally. K. Lucey added that the premise is to set water quality goals and how to achieve them.

### 4. Recommend Member to Board of Selectmen for Southeast Watershed Alliance

**MOTION:** Chair Hussey moved to recommend Bill Bilodeau to the Board of Selectmen as the Conservation Commission's representative to the Southeast Watershed Alliance. Second – L. Byergo; all in favor. **MOTION CARRIED**

### 5. Approval of Minutes: Wednesday, April 08, 2015

**MOTION:** J. Fredericks moved to approve the minutes of Wednesday, April 08, 2015. Second – K. Lucey; all in favor. **MOTION CARRIED**

### 6. Other Business

Chair Hussey commented that the meeting about the trails went very well. He thanked L. Byergo and K. Lucey for their hard work on the project.

### 7. Adjournment

**MOTION:** J. Fredericks moved to adjourn at 8:42 p.m. Second – L. Byergo; all in favor. **MOTION CARRIED**

### NEXT MEETING

Wednesday, June 10, 2015 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: 