



**CONSERVATION COMMISSION**  
**Town of Greenland • Greenland, NH 03840**  
11 Town Square • PO Box 100  
Phone: 603.431.7111 • Fax: 603.430.3761  
Website: [greenland-nh.com](http://greenland-nh.com)

**MINUTES OF THE CONSERVATION COMMISSION**

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Wednesday, September 14, 2016 – 7:00 p.m. – Town Hall Conference Room

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

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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. **Review: 125 Ocean Road [Map R21, 51] – Commercial C**  
Owner: Harbor Links Estates, LLC  
Applicant: Bluebird Greenland, LLC  
The owner and applicant are proposing to convert and expand the existing warehouse building at 125 Ocean Road to self-storage. Also proposed is a separate traditional single story self-storage building. Total square footage proposed is 143,800.

This case was continued to the meeting on Wednesday, October 12, 2016.

2. Update: Atlantic White Cedars – Laura Byergo

L. Byergo updated members on the Atlantic White Cedars in Falls Way. The sleeves that were added to the trees seem to be working; some of the cedars are 3' tall. She straightened any trees that were knocked over. There were also some trees that were smaller than those that were protected. The trees in the shade are not doing as well, even those with sleeves; others are only 1' tall. Chair Hussey asked that L. Byergo give an update comparing the trees that were sleeved and how many had survived.

L. Byergo continued that the White Cedars were being watched due to the residential development and the concern that water wasn't getting into the swamp. The fact that the trees were growing, despite the drought, indicates there is some water.

3. Update: Saving Special Places Conference – Laura Byergo

L. Byergo also updated members on the Saving Special Places Conference that she recently attended. Two programs that are tied into the new Wildlife Action Plan were released last spring as part of the Fish and Game Wildlife Action Plans. Individuals may now monitor and upload to Fish and Game websites. She thought that it may be a good idea to use that for the trail as well as keeping informed eyes on the trail. It could also be a valuable tool in educating people about the different habitats along the trail. You can sign on as an individual or group; any member of the group can contribute. There was also a subcategory for tracking vernal pools.

Chair Hussey asked about the advantage of getting involved with the Fish and Game website. L. Byergo responded that it would present an opportunity for community outreach. When the trail is ready, the Conservation Commission could create programs to be used within the community and school.

Chair Hussey added that a date will be scheduled to review the surveying and markings that were done on the trail.

#### 4. 2017 Budget

Expending this year's budget was discussed, including signage for the trails on Cushman Way and Liberty Hill. Chair Hussey asked that pricing for trail needs be available for review at the October meeting. L. Byergo suggested requesting any unused funds be set aside for an invasives management project. Reimbursement of L. Byergo's recent expenses was approved.

**MOTION:** *J. Fredericks moved to authorize reimbursement to Laura Byergo for supplies and materials for the Rolston Park project, not to exceed \$125. Second – B. Bilodeau; all in favor. MOTION CARRIED*

#### 5. Other Business

L. Byergo reviewed the planting plan for Rolston Park with members. The Town Administrator received funds in addition to a grant for a low interest partially forgiven loan for a replacement in kind of the culvert under Riverside Park as well as design that might help with the water contribution from across the road. Planting in that area will be left to the Town; Fish and Game will do the area near the shrubs. L. Byergo will be planting in the middle section where surface water meets ground water.

Responding to a question from Chair Hussey, L. Byergo stated that she has reviewed the plan with the Town Administrator and has emailed a copy to the Property Maintenance Supervisor; he has not responded. Chair Hussey suggested that L. Byergo email the plan to the Property Maintenance Supervisor and request a return receipt.

#### 6. Subdivision of Land: 340 Breakfast Hill Road [R1, 13]

Owner: Elmer M. Sewall Rev. Trust of 1996 & Barbara E. Sewall Rev. Trust of 1996

Applicant: Matt Fagginger-Augur, Doucet Survey, Inc.

*The owner and applicant are proposing a 1-lot residential subdivision at 340 Breakfast Hill Road. The proposed lot will be 5 acres in size, with 494.31' of frontage; the remaining lot will be 165+/- acres in size with 835.34' of frontage.*

Luke Hurley, Gove Environmental Services, addressed the Conservation Commission. He was asked to address any concerns members may have regarding the letter from the Building Inspector. The Building Inspector had questioned an area on the plan for a one lot development at 340 Breakfast Hill Road that was not delineated as wetlands.

Gove Environment Services did the wetland and soil mapping of the property. In question was an area that appeared to be wetlands but wasn't delineated. L. Hurley stated there is one wetland system on site located in the front; there is an old truck path on the western corner of the property. There is a small wetland area located in the northwest corner. The topo goes up and narrows up the slope, and then flattens out. It is five series, poorly drained soils. The area questioned by the Building Inspector was to the south, almost directly south of the area that was delineated. It's a low area of depression within the hillside. There were water stained leaves and moss growing up the trunks of trees, most of which were maples along the sides. The area is very green with vegetation growing, but no herbaceous

vegetation in the bottom. The soils in the area did not make the hydric soil component required for State jurisdictional wetlands (50% or greater wetland vegetation, hydric soils and a source of hydrology). It doesn't change in an extended drought. In addition, the matrix (overall color profile) wasn't low enough in the color book to have what is required for reduced matrix in order for the soils to be hydric. The soils were somewhat poorly drained because it did have some of the read-off features within 15", but the overall soil color did not make it; it was too bright.

L. Hurley had looked at the area while doing test pits and was called back by the engineer. While doing the soil map, Jim Gove, looked at the area and agreed the soils "didn't make it" there; it was not a wetland but was poorly drained.

Chair Hussey stated there were some problems with the drawings. To the west of the road, there were no elevations. The water should be running to the west of the proposed drive, and there are no elevations beyond that point. There is a culvert under the road; Chair Hussey felt it should be delineated on the plans. J. Fredericks stated he was leery of a house being built in that area because of the ground water.

Chair Hussey stated that they needed more information before they could make a recommendation. The question of wetlands was addressed. The water flow was a concern as was treating the well.

7. Approval of Minutes: Wednesday, August 10, 2016

**MOTION:** J. Fredericks moved to approve the minutes of Wednesday, August 10, 2016. Second – L. Byergo; all in favor. **MOTION CARRIED**

8. Adjournment

**MOTION:** J. Fredericks moved to adjourn at 7:50 p.m. Second – L. Byergo; all in favor. **MOTION CARRIED**

NEXT MEETING
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Wednesday, October 12, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Wednesday, October 12, 2016