

**TOWN OF BEDFORD
CONSERVATION COMMISSION MEETING MINUTES
July 24, 2018**

A meeting of the Bedford Conservation Commission was held on Tuesday, July 24, 2018 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present were: Bob MacPherson, Michelle Salvatore, James Drake (Chairman), Maggie Wachs, Dave Gambaccini, Catherine Rombeau (Town Council), and Rebecca Hebert (Planning Director).

7:00 Call to Order

Mr. Drake was appointed Chairman for the meeting. Chairwoman Evarts, Mr. McMahan and Mr. Greazzo were absent.

Approval of Minutes:

- April 24, 2018
- May 22, 2018
- June 26, 2018

The approval of meeting minutes has been tabled until the Chairwoman returns.

Dredge and Fill Applications:

- **Ministerial Realty Trust** - Request to fill 3,545 SF of wetland to create a private road for a 6-lot subdivision at 62 & 66 Ministerial Rd., Map 14, Lots 44-2 & 44-4.

Jason Lopez of Keach-Nordstrom, representing Ministerial Realty Trust has come to the meeting to present on behalf of Dick Anagnost. He is requesting to fill 3,545 square feet of wetland for a private road that will include a 6 lot subdivision. The two properties make up 18.5 acres of land. Currently 66 Ministerial Road has a home, but 62 Ministerial Road has a building permit for the home. Mr. Lopez stated that the current home would stay. They would like to build a private road for the lots and reduce the pavement. He noted that they have met with DPW to discuss the road entrance, but are unable to obtain the roadway requirements with the existing curb cut so they will have to move the road to meet those requirements. Another issue is that they are required to maintain 20 feet from the abutting property. The first crossing will fill 1,075 square feet of wetlands, the second crossing will fill 2,470 square feet of wetlands for a total impact of 3,545 square feet. Mr. Lopez stated that the wetlands survey was done in March 2018 and all septic systems would meet the setback requirements. They would like the curb cut at 66 Ministerial Road to be eliminated and realigned, and the realignment will have no effect on the abutting properties. The abutter and Mr. Anagnost have signed a memorandum of understanding outlining the points they have agreed on.

Chairman Drake expressed concern about the amount of wetlands that would be effected, but stated that they would have to dig to create more wetlands and they do seem to not have another option.

MOTION by Ms. Salvatore to recommend approval of the Ministerial Realty Trust fill of 3,545 square feet of wetlands to create a private road for a 6 lot subdivision at 62 and 66 Ministerial Road map 14 lots 44-2 and 44-4. Mr. Gambaccini seconded the motion. Vote taken - all in favor. Motion carried.

New Business:

- **Gagne Family Rev. Trust** – Review of a variance request for an in- ground pool and garage to be located within the wetland setback at 11 Blackbird Dr., Lot 7-14-14.

Dean Gagne has requested a pool and a garage be put in on his property and has gotten the permits from the town to do so, but he is now requesting from the Conservation Commission to approve his request. A landscape architect firm has been hired to try to get it added to their yard with the least amount of impact. The pool would be 20 feet from the driveway. He stated that it can be moved closer, but his yard and his leach field would limit the type of equipment that could get in should it need to be replaced. The garage would be completely in the setback, which poses an issue. Only recently the wetlands grew due to a neighbor who changed the wetland path without permission from the state, which is resulting in the state of NH requiring the neighbor to fix the error. This resulted in Mr. Gagne's wetland to expand and move closer to the house.

Ms. Salvatore asked if the pool would be a salt water pool and Mr. Gagne stated that he has not decided, but is open to the Commission's recommendations. Mr. MacPherson asked if there are any alternatives to putting in the pool that would meet the wetland setback requirement. Mr. Gagne said no, because the wetlands run right through his property. Ms. Hebert then asked about a retaining wall and Mr. Gagne stated that it would be less than 6 feet, and has discussed this with Karen Elmer in the Planning Department. He would also like to put stonework around the pool.

Chairman Drake believes their hands are tied in approving this because there is such an impact on the wetlands and there are other options. He believes Mr. Gagne may have a chance to have it approved if he can prove the work done by the neighbor was done illegally. Chairman Drake also mentioned he would like Mr. Gagne to consider putting in a smaller pool and move it closer to the house. Mr. Gagne question how much into the wetlands he can go and Ms. Hebert replied that the state recommends an amount that is least impactful to the wetlands.

Mr. MacPherson recommended getting the septic system replaced before the pool is put in so the pool can be moved closer to the house. Chairman Drake doesn't believe the garage will ever be approved, but possibly the pool.

The Commission members decided to not make a motion until changes are made and the applicant returns.

Old Business:

- Chairwoman's update - None
- Update on Pulpit Rock Trail Grant Project – Special Thanks to Richard Moore, Brian Nolan and Bill Coder for volunteering to build the bridge.

Ms. Hebert updated the Commission on the Pulpit Rock Trail Project. Three volunteers rebuilt and installed the new bridge. The bulk of the improvements happened at the Gage Sawmill site. There was also a fence installed to keep people from cutting through and to show where the new path is located. DPW will have to be asked to install a guardrail if that's what is decided. Fences were also installed to widen the trail and a small retaining wall was put in to help when it rains. A small pedestrian foot bridge was installed, along with a ramp.

Ms. Hebert stated that there was very little impact to the woodsy part of the trail by construction, as just some brush and stumps were removed. There is still some work to be done, including relocating the kiosks, blazing the trail, and realigning the trail. The heavy equipment work is done. Chairman Drake would like signage stating it's an archeological site.

Bill Jennings from BCTV is working to promote the trails and photographing the land with a drone and by having a 30 minute segment to promote them. Videos will be up on BCTV soon.

- **Mission Statement review:**

Mr. MacPherson stated that the mission statement review has been sent out for comment, but he's unsure if any have come back. The Mission Statement was researched and is in line with what other towns are showing for their Mission Statements. He doesn't see why they can't move forward with the Mission Statement if there are no comments. Chairman Drake would rather wait until Chairwoman Evarts comes back to approve the Mission Statement.

- **Update on outreach:**

They will be waiting on Chairwoman Evarts to return before moving forward with any plans. Ms. Hebert recommended doing a press release when the Pulpit Rock is complete. Chairman Drake recommended discussing with the Bedford Land Trust on a press release and article.

- **Update on trail mapping project:**

Ms. Hebert updated that Brandon Boisvert will begin trail mapping the first week of August. Pulpit Rock is priority, but Van Loan and Heritage are also priorities after Pulpit Rock. Ms. Hebert will report back in August with any progress. She also stated that SNHPC will be doing a story map, which is an online map that is interactive and illustrates trails and recreational opportunities in town.

Reports of Committees:

- Update on Easement monitoring by the Bedford Land Trust was discussed.

MOTION by Acting Chairman Drake to adjourn. The motion was seconded. Vote taken

– all in favor. Motion carried.

The meeting adjourned at 8:15pm.

Respectfully submitted,
Ashley Schoff