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community well access room be located in the open space as these are all passive-use features.

The well radius must remain undisturbed and free from development, except for the inclusion of the pump house and the access road to it.

33 An upland area surrounds the wetlands within the proposed open space, which is where the
34 proposed well would be located. A gravel service road would be constructed to provide access to
35 the well. The well and associated fixtures would be located in a small building. The storm water
36 basins proposed consists of infiltration basins which function as ponds that retain water during
37 periods of heavy rainfall and subsequently allow it to percolate into the ground below, with the
38 basins remaining dry most of the time. Maintenance of these basins would include occasional
39 mowing, and clearing debris, otherwise, it will be a passive use.

40 Sam felt the opinion of the Planning Board was supportive of this but wanted to hear the
41 Conservation Committees concerns. Sam pointed out that all of the wetlands are within the open
42 space lot. The majority of the existing trees are within the area designated for open space. The
43 majority of the existing trees are within the open space will remain with the exception of a
44 cluster of trees that need to be removed for development.

45 Kelly inquired whether a wetland scientist had conducted the delineation of the wetlands. Sam
46 confirmed that two wetland scientists were involved: one from a previous project manager, and
47 Spencer Tate, Meridan's wetland scientist, verified the original flags and concluded that they
48 were consistent with wetlands delineation regulations.

49 The total property encompasses just over thirty-four acres, with approximately five acres
50 designated as wetlands, resulting in a net tract area of twenty-nine acres. Regarding open space
51 requirements, 17.2 acres are mandated. With the inclusion of the stormwater basins and access
52 pond, the provided open space will be 18.4 acres. However, if areas classified as "no
53 disturbance" are strictly excluded, the open space available would decrease to 16.3 acres.

54 Sam presented a revised map which eliminated an isolated undeveloped triangle that was
55 proposed for a storm water basin. Housing was moved to this location, and the proposed
56 stormwater basin was relocated where several houses were proposed. This change reduces the
57 amount of fill required, lowers a section of road, and opens up views of the open space from the
58 development road.

59 Ken raised a question regarding the ongoing oversight of the open space and the parties tasked
60 with ensuring its preservation. In response, Sam explained that the condominium documents
61 would include provisions for the identification and monitoring of the open space, though the
62 ultimate responsibility would rest with the town. Sam further noted that, in certain cases,
63 homeowners' associations (HOAs) may be required to submit annual reports but highlighted the
64 need for continued discussion with the Planning Board to determine the final protocol.
65 Additionally, he stated that the condominium association's bylaws would specify access
66 restrictions and hold responsibility for prohibiting motorized vehicles or other potentially
67 harmful activities within the ecosystem.

68 A communal area or playground is not included in the plans for this development.

69 Bob inquired about the dry pond for stormwater management and whether any runoff would be
70 collected from West Road; Sam responded that this would generally not be the case. The site
71 features both open and closed drainage systems, catch basins, and a stub for stormwater
72 connection. The front commercial lot will have 80% impervious coverage designed to maintain
73 storm water basin functionality. Plans are currently being developed for the AOT permit, and
74 Bruce Lewis will serve as the engineer for the pumphouse, which is yet to be designed.

75 Audra inquired about the development of grading for the sites and its termination point relative
76 to the open space. Sam presented a map indicating the elevation highs and the slope of the sites.
77 It was noted that the old haul road, constructed by the Department of Transportation, is
78 sufficiently wide but requires some grading, resulting in an estimated extension of approximately
79 ten feet into the open area. Most of the existing trees will be preserved to serve as visual and
80 acoustic barriers. This property is not accessible to the public.

81 Ken inquired about how residents would identify the boundary between their property and the
82 open space. Sam replied that he was unsure whether it was possible to establish a boundary for a
83 condominium subdivision. Ken suggested installing a fence, and Sam agreed to consider this
84 option, noting that a split rail fence could serve as an effective visual marker. Additionally,
85 installing a fence for the commercial property was regarded as a reasonable request during the
86 site plan approval process.

87 Beth inquired about the well capacity and Sam said that the front portion would be serviced by
88 this well with upwards of 14,000 gallons per day, which is well above what these houses would
89 require. They plan on testing quantity and quality and confirm there are enough gallons per day
90 to support the residential use. This would be considered a Small Community Public Water
91 Supply well and be regulated by NHDES. The commercial area would have the opportunity to
92 come off this well, but they could drill their own well in the commercial area, but the well radius
93 would partially be in the open area.

94 Beth inquired about potential locations for a cistern for fire protection. Sam indicated several
95 possible sites to the commission. He explained that cisterns are generally not connected to the
96 public water supply, although they can be filled from it; most often, the fire department is
97 responsible for filling them. Sam said that installation would not affect open space.

98 Audra inquired whether the commercial property includes any unpaved open areas. Sam
99 indicated a preference for not imposing restrictions on such spaces, as a larger open area offers
100 greater flexibility for commercial use.

101 Beth inquired about the mature trees located along both sides of the access roads. Sam indicated
102 on the map where these trees might potentially remain, though he acknowledged the challenges
103 of preserving them during construction activities. He clarified that maintaining the area under the
104 tree's drip line is essential for its survival. Sam added that an additional planning board meeting
105 would be required to assess whether the trees could ultimately be preserved.

Kelly inquired whether the commission considered it appropriate for stormwater management areas and catch basins to be included as part of the open space acreage. The commission agreed that this was acceptable. The location of the pump well and the access road was also reviewed, and the commission unanimously agreed that the proposed locations were satisfactory.

Ken proposed that the developers calculate the surface area of the pump house, road, and building footprint, then deduct these areas from what is classified as open space, without receiving credit for them. The commission concluded that this approach would still ensure the plan exceeds the required 50% threshold.

Summarize input to the planning board:

- The Conservation Commission does not object to storm water basins being included in the open space acreage.
- The Conservation Commission is concerned about the size of the pump house and suggests calculating a surface area for the pump house and the road and excluding it from the open space for clarity about what is in the open space and what is not in the open space.
- The Conservation Commission has a strong preference for the road to be as minimally constructed as possible, dirt, gravel, or other pervious surface.
- The Conservation Commission recommends delineating a boundary of open space in the backyards of the houses. For example, a split rail, casual aesthetically pleasing fence.

Questions for the Planning Board:

- What legal instrument will ensure that the designated open space remains protected as open space?
- What specific uses will be permitted or prohibited within the open space, and will these be defined through deed restrictions, a conservation easement, or another mechanism?
- How will the town structure the homeowner's association's responsibility for monitoring and enforcement to meet municipal requirements, and who will bear the associated costs?

Hildreth Farm Hearing concluded at 7:46 PM Zoom Meeting Recording concluded at 7:50PM.

Agenda Item 2 Approval of July 10, 2025, Draft Minutes

The draft minutes from the July 10, 2025, meeting were reviewed and discussed.

- Line 19: The word "reclused" was noted as a typo.
- Line 25: The word "stone retaining wall" was flagged for correction.
- Line 123: The word "in" was identified as a typo.
- Line 161: Brendan's name was misspelled.

Ken made a motion to approve the draft minutes of July 10, 2025, and Steve seconded with these amendments. All members present voted in favor of the approval.

Agenda Item 3: Proposed Contaminated Materials Ordinance

The intent of the proposed Contaminated Materials Ordinance is for adoption by the Board of Selectmen (BOS) rather than as a Planning Board Ordinance.

The primary purpose of this ordinance is to establish clear regulations regarding contaminated materials within the town. The ordinance aims to simplify enforcement for the BOS, focusing on straightforward and easily understood definitions and standards.

The ordinance will include a definition of contaminated material. In the drafting process, it was discussed that the rationale for including specific materials does not need to be extensive; rather, simplicity will aid in effective enforcement by the BOS.

Materials to be considered under this ordinance may include, but are not limited to:

- Septic Sludge
- Thermally treated soil
- Materials containing petroleum products
- PFAS ("Forever Chemicals")
- Other hazardous chemicals
- Trash
- Plastic
- Metal
- Radioactive material
- Medical waste

Bob would like further research from the Town of Londonderry.

Agenda Item 4 Permits:

The paperwork from DES indicates that the fire department's application was declined, as anticipated. This follows discussion at the previous meeting regarding the revised permit.

Agenda Item 5 Property Management:

1. Bench at Schoodic Conservation Area – Bob Steenson reported that three volunteers installed a new bench. Kelly will prepare an article on this for inclusion in the newsletter, with a submission deadline of the 18th. Appreciation is extended to Beth for her generous donation of the bench and to Bob for refinishing it. In addition, the volunteers re-blazed the Schoodic Trail and performed selective cutting to open the view at the new bench.

2. Footbridge at Kimball Pond Dam: The area has been mowed, and Bob, Lance, and Audra will continue work on the project. Lance will send an email to coordinate efforts. Bob recommended installing a barrier to prevent vehicles from accessing the top of the dam while ensuring that mowing is not adversely affected. It should be presented to the Board of Selectmen that a protective barrier is necessary to restrict vehicle access.
3. Rock removal at RSFCA is complete. A brush pile remains; Beth will ask BOS if the road crew can remove it, emphasizing care with the newly graded surface. Ken will obtain conservation grass mix to spread once temperatures drop.
4. Briar Bush Road Town Forest: The event has been rescheduled.

Agenda Item 6 By Laws Review:

Discussion on these topics will continue at the next meeting.

Agenda Item 7 Other Business – no other business

Agenda Item 8 Conservation Projects – Review Workshop with Five Rivers

The Conservation Commission meeting adjourned at 8:45 PM.

The next meeting is scheduled for **September 11, 2025.**

Respectfully Submitted,

Michelle Hammond, Land Use Administrator