

**Peterborough Conservation Commission minutes
May 19, 2022, 7 p.m., Town House**

Present: Bob Strong, Swift Corwin, Matt Lundsted, John Patterson, Francie Von Mertens, Robert Wood; Select Board liaison Tyler Ward; Town Planner Danica Melone; Bob Magnusson, Waste Management; Katie Warner and Mark Cilley, American Steel & Precast Erectors.

American Steel Erectors (ASE) variance application before the Zoning Board to allow a commercial use (garage for ASE equipment repair) in the Rural District

ASE representatives explained that ASE is leasing the Waste Management property on Route 202N to move their office, maintenance shop, and container storage from Greenfield to Peterborough.

Town Planner Danica Melone confirmed that she and Code Officer Tim Herlihy determined that a variance is needed as a garage is defined as a commercial use, and no permits or variances had been issued in the past to allow that commercial use in the Rural District.

Mr. Magnusson said Waste Management used the three-bay garage on the property for "vehicle repair" and dumpster repair. Froling Energy, the most recent property leasee, reportedly used the garage for equipment repairs and maintenance.

Ms. Warner explained that most ASE jobs are geographically distant and use rented cranes. The ASE equipment manager does most of his maintenance and repair work on remote job sites.

Some machinery repairs (ex. welders) would be done in Peterborough. She said that only ASE equipment would be worked on in the Peterborough garage.

ConCom members determined that BMPs for containment and storage of oil products were in place, and that the garage uses would be far less impactful than in the past.

Matt Lundsted made the following motion:

"Motion to recommend approval of the variance application that would allow maintenance of American Steel Erector machinery and equipment on the Route 202N Waster Management property, as described to the Conservation Commission at its May 19 meeting." (Patterson second).

All were in favor; no abstentions.

Members suggested that a snow dump area be designated on the site plans being drawn up by Fieldstone Engineering. That area should be located to maximize buffering of meltwater runoff. Given the extent of pavement on the property, vegetated buffers are minimal. Ms. Warner said she would request that designation.

6-14-22 UPDATE: Von Mertens sent the above minutes plus this note to the ZBA. The Variance was approved and gratitude to the ConCom for its comment was expressed.

To The Peterborough Zoning Board of Adjustment

From The Peterborough Conservation Commission

Re Case #1278 Variance to allow a commercial use in the Rural District.

As Conservation Commission comment relating to Case 1278 on your June 6 agenda, we offer minutes of the ConCom May 19 meeting that captures

discussion with the applicants and a motion to recommend to the Zoning Board that the variance be approved.

Trail link with Monahon land

Following news that Duffy Monahon's brother would like to donate significant funds to the Town/Conservation Commission for an appropriate project to honor Duffy, Bob Strong reported scouting out linking Fremont Conservation Land with the Monahon easement properties.

Learning of the funds, Duffy's son, Duncan Spencer, proposed a boardwalk along the old Wilder Road that would bridge a beaver-assisted wetland/open water area and provide a link—a project agreeable to Duffy's brother.

Members discussed whether the Monahon family realized the number of walkers the boardwalk would likely attract, and also questioned a boardwalk's visual and human impact on scenic and wildlife values.

Swift Corwin, looking at aerials online, estimated the wetland + open water was about 20 acres and a boardwalk spanning the area would be about 300 yards.

He also noted upland not too far west of the wetland where the feeder stream could be bridged with a short boardwalk.

Robert Wood cited standard ConCom protocol when commenting on projects before town boards that all efforts to minimize wetland impacts are to be minimized. A shorter boardwalk would do that.

Strong said there is a path to the west formed by people bypassing the wet area, and once the feeder stream is crossed it connects to a farm road on Monahon property.

Strong and Corwin will explore that crossing and linkage back to the old Wilder Road as an alternative, as well as links with the farm road.

Von Mertens mentioned Open Space Committee plans never followed through for a "Welcome to Duffy's Woods / 150 Acres of Town Conservation Land / Thanks for Duffy Monahon" (or some such wording). It was to be placed on the Fremont Conservation Land where the 150 forested acres she secured through LCIP state funding begins. Plan was a rustic sign that Duffy would approve of.

Duncan Spencer will be in town mid-June. Von Mertens suggested a field trip might add good information. Corwin also mentioned a viewing platform could be considered.

Approvals

--\$450 to Good Digs/Sturdy Thomas for mowing Fremont back field, inaccessible last fall for mowing given washout of fill around replaced culvert. Von Mertens and Strong delivered truckloads of rocks to replace the washed-out small rocks with bigger rocks, and access to mow is restored.

--April's minutes were approved (Lundsted motion; Patterson second)

Other:

Matt Lundsted reported the Powdermill Pond/Contoocook River eagles produced triplets.

/fvm