

**Minutes of the Peterborough Conservation Commission**  
**ZOOM Meeting June 4, 2020, 6 p.m.**  
pursuant to Emergency Order #12 issued by Gov. Sununu

Present: Swift Corwin, John Kerrick, Matt Lundsted, John Patterson, Francie Von Mertens, Robert Wood

Other: Nicole MacStay (ZOOM host), Assistant Town Administrator, Danica Melone, Town Planner; Anne McBride, Monadnock Conservancy; Select Board liaison Tyler Ward

### **Introductions**

Danica Melone, recently hired as town planner, introduced herself and was welcomed.

### **Cunningham Pond boathouse parcel deed language**

Discussion focused on how best to have the deed language reflect that any future changes to the boathouse are not exceed its current dimensions, including features like deck or boat landing. Members agreed that using the word "footprint" in the Monadnock Conservancy's draft language (see below) doesn't address structures with overhang beyond the actual ground footprint.

Draft language of the deed:

*In accordance with the New Hampshire Shoreland Regulations in effect at the time of subdivision of the Boathouse Lot from the remaining Monadnock Conservancy premises, any future improvements to the existing boathouse shall be limited to the dimensions of the boathouse's footprint at the time of the subdivision.*

Francie Von Mertens pointed out that a state RSA governs changes to shoreland structures that predate state shoreland regulations, and perhaps it makes the distinction clear about footprint and outside dimensions.

Robert Wood and John Kerrick agreed to meet at the boathouse the following morning to measure any features beyond the ground footprint.

Matt Lundsted suggested a motion be passed in the meantime to cover the intent to include more that the actual footprint if boathouse features exceed the footprint as determined by Wood and Kerrick.

John Patterson made the following motion (Von Mertens second):

**Move that the boathouse draft deed language be changed to clearly indicate that any future changes not exceed the square footage of the boathouse and any features at the time of the boundary line adjustment that created the boathouse 5.5 +/- parcel.**

The motion passed unanimously.

### **Cranberry Meadow Farm Variance and CUP**

Danica Melone had contacted the Conservation Commission for any ConCom comment relating to the Conditional Use Permit process through the Planning Board, as part of her catching up with various applications before town boards. It was then determined that there were no wetland issues and therefore ConCom comment was not requested. As part of the site work, a culvert was replaced on what was judged to be an existing accessway. Danica Melone said that in considering a variance to allow special events, the ZBA had requested ConCom comment and presence at their June 22 site walk, but as there are no wetland issues related to the variance, the application to allow events does not relate to ConCom purview.

#### **NHDES Letter re Cunningham Pond dock**

Tyler Ward cited a letter from NHDES addressing a dock installed without a permit or property ownership. As yet the letter has not been received (Von Mertens retrieves ConCom mail each Friday, with a request that Ali Kreutz phone her if any mail appears to need quicker action). No ConCom action is requested. NHDES will be following up. Ward will forward a copy of the letter to members. Von Mertens will check it out.

#### **NHACC membership**

Members approved \$375 annual dues for the NH Association of Conservation Commissions. Signatures will be collected electronically.

The meeting adjourned at 7 p.m.

/fvm