

**Peterborough Conservation Commission minutes  
November 18, 2021, 6:30 p.m, Town House**

Present: Jo Anne Carr, Swift Corwin, John Kerrick, Matt Lundsted, John Patterson, Francie Von Mertens, Robert Wood; Tyler Ward, Select Board liaison; Danica Malone, Town Planner

**Sale of Development Rights, Southfield Village**

Francie Von Mertens explained that by state RSA and town code the Conservation Commission and Planning Board are to offer recommendations or comment to the Select Board for any town sale of property. In this case the "property" is the sale of development rights to land owned by the Southfield Village condominium association. The sale is to be to Matthewson Company and the condo association supports the sale.

After discussion the following motion was made by Robert Wood, seconded by Matt Lundsted:

The Conservation Commission supports the sale of development rights at Southfield Village with the stipulation that all development be in accordance with current state and local regulations.

The motion passed.

**32 Concord Street shoreland clearing update**

DES, after receiving information from Swift Tree LLC about trees that were cleared in the protected shoreland zones, closed the file on the case, concluding that the state's shoreland regulations had been followed.

Remaining trees were not evenly distributed, grouped at property edges instead, but the basal width guidelines were followed by the letter of the law.

Von Mertens will write a letter to the landowner explaining that state shoreland regulations for shoreland tree clearing were met but, as the Planning Board meeting indicated, town regulations for the 100-foot shoreland buffer. The Planning Board concluded that the Conservation Commission and landowner were to work on a landscaping plan to address the remaining issues.

After discussion members recommended that six canopy trees be planted that were of 2-3 inch caliper (diameter) at base. Two each of sycamore, birch, maple (red or sugar), or oak (red, white or swamp) were recommended. For understory shrubs, blueberry, serviceberry, red osier dogwood and viburnum species were recommended.

All are native species, important as they benefit native wildlife, and replace native trees removed from the buffer.

**Walden Eco Village**

The Open Space subdivision and CUP for wetlands impacts were continued by the Planning Board at its recent meeting as the submitted plans lack numerous details including size of the two wetlands relevant to the submitted CUP.

After a third party checked the wetland delineations as required by the Planning Board, changes were made to the wetland in the cottage area that reflected comment by the ConCom that a road crossing a wetland does not create two wetlands if connected by a culvert. Submitted plans and revisions have consistently shown two wetlands, which is counter to EPA wetland-delineation guidelines.

Jo Anne Carr requested that Danica Melone notify the ConCom when new plans are submitted that reflect the new mapping.

### **Gun Club**

Jo Anne Carr asked Matt Lundsted if the Contoocook North Branch Rivers Advisory Committee had been or should have been notified about the Gun Club proposal for a new shooting range. Lundsted said CNBRAC is notified only when there is a state shoreland or wetland permit within a quarter mile of a protected river. If any remediation action relating to wetlands is required, that likely would trigger notification.

Swift Corwin relayed information on lead shot likely impacting areas well beyond the berm area soil that tested for high lead content. He said that's evident to anyone who explores the area and notes shot-up trees beyond the berm area.

Concerns were many about the likelihood of water contamination in addition to soil, and what the best path forward is that would include funding for remediation.

Carr said that DES has a small fund for investigating potential brownfields. She has secured two EPA brownfields grants for Jaffrey, with a very long gestation period.

No conclusions were made about that best path forward.

Before the meeting closed, Danica Melone said she is putting a workshop series together relating to environmental issues – wetlands, pollinators, shoreland protection, and requested ideas for presenters.

/fvm