

## NCC Minutes 5/15/23

Open meeting 7:05 p.m.

Present: J. Couture, C. Griffith, F. Hayden, J. Lent, L. Hill, D. Mason, A. Watts via Zoom, Sel. M. Kessler

### 1) Administrative Business:

- a) Minutes 4/17/23- J. Couture motions to accept, D. Mason seconds, all in favor YES.
- b) Treasurer's report- C. Griffith motions to accept, J. Couture seconds, all in favor YES.

### 2) Old Business:

- a) Vernon Family Farm- We received a letter from them addressing the issues.
  - A. Watts- consensus from the Planning Board is that what they are doing is agritourism so the parking in the easement is allowed as long as there is mitigation which they are working on.
  - The new driveway is also allowed by the easement but the issue is potentially breaching the stonewall. The location needs to be clarified so we do need to talk to them.
  - D. Durbin and S. Callaghan have both sent us emails about the issue. D. Durbin has communicated with the state AG. RSA 472:6 states that when a stonewall is a boundary marker (which is the case here), they cannot be disturbed without the approval of all parties. In this case, the D.O.T., the Vernons and the town. The boundary markers must be preserved.
  - J. Couture asked whether we wait until the permit has been issued. A. Watts replied we should be pre-emptive.
  - M. Kessler reiterated that the issue is the markers. Who will bring in the surveyor?
  - J. Lent asked who is driving moving the driveway. L. Hill stated that J. Vernon said that it was D.O.T. when he met with us previously.
  - C. Griffith said that the Vernons wanted to come to our June meeting. A. Watts said she cannot make 6/19. Would like to push the issue out to July. A. Watts will contact S. Callaghan and the Vernons.

that

### b) Greenway discussion-

- J. Lent attended the last Selectmen's meeting at which they agreed to send SELT a letter regarding Greenway access in support of the Girards.
- M. Kessler confirmed that they have written a letter proposing the access be moved to Bald Hill but they were going to sign it tomorrow night.
- J. Couture stated that we addressed this in 2021. The Girards bought the property with the right-of-way in place and that the town cannot set a new precedence.
- C. Griffith reiterated that we spent several months in 2021 discussing moving the right-of-way to another location on their property and we thought the issue was settled.
- F. Hayden expressed concern for the potentially huge impacts to the Cole easement.
- L. Hill stated that there are several issues. The sight distance for a driveway is very poor, it would involve crossing 2 wetlands and disturb farmland and wildlife habitat. Also, the USDA holds the easement along with the town of Newfields.
- F. Hayden and J. Couture both stated that the selectboard should have consulted the NCC on the issue.
- J. Lent said he understands the concern for children and pets but the logging only happens every 10-20 years.

- M. Kessler asked whether the logging could continue through the Girard's but other access be through Cole.
  - L. Hill stated that the issues would be the same as it still requires building a road.
  - F. Hayden reiterated that it is inexcusable that the selectmen are not questioning the Girard's proposal to go through Cole. He asked why the selectmen are supporting this.
  - M. Kessler said it was to try to help the Girards in their dealings with SELT.
  - L. Hill stated that the issue is between the Girards and SELT and the town should not be getting involved.
  - J. Couture and C. Griffith again stated that the NCC strongly objects to this.
  - F. Hayden asked whether there could be public comment tomorrow night. M. Kessler replied that it is really an administrative meeting and he will express our concerns to the selectboard.
  - L. Hill stated that the summary of the Piscassic Greenway Management Advisory Committee should be ready by our June meeting. A. Watts cannot attend 6/19 so all agreed to meet 6/26.
- c) Silverstein- J. Couture asked TF Moran to submit a proposal to do the work. F. Hayden suggested that we should get clarification from S. Callaghan as to whether the verification of true north and the boundary baseline documentation are separate issues. J. Couture will contact her.
- d) Rugg- J. Couture stated that L. Batt from TPL met with the selectboard to overview the project. It was agreed that they would hold some meetings during the summer to get public input. L. Hill asked whether we have an appraisal yet. J. Couture replied that it is scheduled for June. We cannot purchase only a portion of the land as the grants would only be for the total. The grants do allow for up to 3 years to close.
- e) Halls Mill Rd. class A trail improvement- L. Hill- S. Shope received an estimate from North Atlantic Excavation for \$6037. S. Shope offered to contribute \$2,000 and L. Hill will do the same. We could apply for grants but that would take at least a year. J. Couture motioned for the NCC to pay the balance, C. Griffith seconded, all in favor YES. L. Hill will notify S. Shope.

3) Mail – Newsletters from SELT and Great Bay.

4) Next meeting 6/26/23

Adjourn 8:09 p.m.

NCC member L. Hill, 5/15/23