



TOWN OF PELHAM CONSERVATION COMMISSION

Pelham, Massachusetts

Minutes for February 14, 2019

PRESENT: Dana MacDonald, Tilman Lukas, David Gross, Meredith Borenstein

The meeting was brought to order by Chair MacDonald at 7:14 PM.

Review Previous Meeting Minutes

The minutes for the June 28, 2018 meeting were discussed. It was moved and seconded that the minutes with two small changes be accepted. Approved unanimously.

The minutes for the January 31, 2019 meeting were reviewed. Commissioner Gross noted that Judy Eiseman of the Planning Board had reviewed and commented on the draft minutes of this joint meeting. It was moved and seconded that the minutes be accepted. Approved unanimously.

Invoice to Kestrel for trail work

Chair MacDonald reported that an invoice for trail design work that Charlie Eiseman did for the Buffam Brook Community Forest was previously approved by the Commission, but it has not yet been paid. It was moved, seconded and approved that the \$1350 payment to the Kestrel Trust be made from the Buffam Brook Community Forest CPC fund.

Invoice for appraisal of a potential Community Forest purchase

Chair MacDonald circulated an appraisal of the McClung property adjacent to the Community Forest. The McClungs have approached the town to sell at a discount this parcel for addition to the Community Forest. Chair MacDonald asked the US Forest Service to extend the federal grant that allowed purchase of the Community forest in order that the town can expend the remaining funds in the grant to buy the McClung parcel. An extension to Jan 31, 2020 was granted by the Forest Service. O'Connor Real Estate Associates Inc. was engaged to appraise the parcel, and their appraisal arrived at a value of \$155,000. The McClungs have agreed to take a 50% bargain sale price from the town, to be funded by the Forest Service grant. A purchase and sale agreement with the McClungs is pending. It was moved and seconded that the Commission pay O'Connor Real Estate Associates Inc. the amount of \$3200 for their appraisal work to be paid out of Buffam Brook Community Forest CPC funds. Approved unanimously.

Tax impact of the McClung purchase

Chair MacDonald visited the 400 foot road frontage at the McClung property and found that the site is not buildable given that nearly all of that frontage is in a resource buffer area. All of the frontage all jurisdictional under the state and town Wetlands Bylaws. Chair MacDonald will draft a note to the Select Board reporting this conclusion.

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Payment account for laptop computer for the Conservation Agent

It was moved and seconded that Commission apply funds from the Conservation Commission trust fund to pay for the purchase of a work computer for Agent Borenstein. Approved unanimously.

Potential conditions for proposed culvert rehabilitation on North Valley Road

There was discussion of the hearing for the RDA for the North Valley Road culvert rehabilitation project schedule for the Commission's next meeting on Feb. 28 in the Ramsdell Room of the Pelham Library. The Commission reviewed the revised RDA with changes based on our previous meeting with the project design engineer and DPW Chief Adamcek. The Commission confirmed that the revised RDA complies with the requested revisions. There was discussion about the potential orders of conditions for the RDA. One order would involve daily inspection of the work site. Another would require that any work that will occur below the mean high water level at the site will require work stoppage and site stabilization followed by guidance and approval of subsequent work by the Commission, including the possibility of a filing of a Notice of Intent by the DPW.

Pull-off parking area on Boyden Road for the Community Forest

Agent Borenstein reported that Chris Volonte of the Kestrel Trust requested that the Commission confirm that it is our intent to move the parking area off of Boyden Road. Chair MacDonald reported that DPW Chief Adamcek had given his approval to the creation of the 2-car parking area. He has asked if it was necessary for the DPW to plow the lot. The Commission decided that it was not necessary to plow it. The work to establish the lot requires an RDA the submission of which Kestrel is responsible.

2017/2018 Conservation Commission Annual Report

The Commission's Annual Report to the town for the May Town Meeting will be due soon. Agent Borenstein will write the report based on the previous year's report which Chair MacDonald will send to Agent Borenstein. The Commission will review the draft report at its first meeting in March.

STEP Program per the Select Board

Agent Borenstein reported that the Select Board requested that the Commission comment on the STEP program which is aimed at brownfields remediation and building upgrades for municipalities. The Commission discussed the program and concluded that it is not within our purview. We find that there are no wetlands protection issues that will arise based on the locations of town buildings. The Commission has no reason that the town should not engage in this program under the purview of other town boards.

The meeting adjourned at 8:46 PM.

Respectfully submitted by David Gross.

A handwritten signature in black ink, appearing to read "David Gross", is written over the typed name.