



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**
Conservation Commission

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Minutes
Conservation Commission
Tuesday December 13, 2011
7:00pm

Present: Francis (Buddy) Dougherty, Chairman (voting)
Therry Neilsen-Steinhardt, Vice-Chair, Member (voting)
Jay Chrystal, Member (voting)
Tad Putney, Member Selectmen's Representative (voting)
Evangelos (Evan) Gerekos, Alternate (voting)

Absent: Eric DiVirgilio, Alternate

Meeting Start at 7:00 PM

Buddy asked Evan to vote in the vacant spot for this meeting. Evan agreed.

Public Hearing at 7:30pm – Route 13, Lot B-81

Buddy read the public hearing notice:

Pursuant to N.H. R.S.A. 36-A:5, the Brookline Conservation Commission will hold a Public Hearing on **December 13, 2011 at 7:30 PM in the Town Hall in the Meeting Room**. The hearing will consider the use of the Land Acquisition Fund for the purpose of funding the purchase of 19.60 acres from lot B-81 for the amount of Two Hundred Thousand Dollars (\$200,000). A lot line adjustment will merge the added acreage to Lot D-4 owned by the Town of Brookline. Lot B-81 and D-4 are located off Route 13.

Buddy opened the meeting to the public.

Jay said this purchase is unique to what we usually do. We came to an agreement with John Ganos and his wife to acquire 19.6 acres of lot B-81 and add those acres though a lot line adjustment to lot D-4. Lot D-4 will go from 4.5 acres to 24.7 acres and lot B-81 will go from 24.7 acres to 5.133 acres. This will leave about 380 feet of frontage for lot B-81 and approximately 500 feet of frontage for lot D-4. This lot abuts the 470 acre Palmer Preserve. He negotiated a price with John Ganos and he then worked with Randy Haight (Meridian Land Services) to come up with the lot line adjustment plan.

Buddy asked what kind of soils were here on this lot is it all sandy gravel. Randy said it has a little bit of everything along with a wet area. Randy said John's attorney has asked him to write a deed description of the property. So the attorneys for both parties have reviewed this plan.

One of the attorneys did notice an error in the owner name on the list of owners and abutters. Seeing as the Planning Board just approved the lot line adjustment at the last meeting the Conservation

Commission should ask the Planning Board if they would like to rehear the case due to the small change on the plan. **Jay** said he will contact the Planning Board in the morning. He doesn't think the correction will be an issue. **Jay** said there is a thirty day right to appeal a Lot Line Adjustment passed by the Planning Board if there is an issue. **Randy** said he just wanted to disclose the error. The application to the planning Board was filled out correctly so he thinks it is just a house keeping error. **Ann Somers** (Brookline Resident) was in attendance for the hearing. The Board explained the plan to her. She asked what the purpose of this purchase was. **Jay** said they were just adding another puzzle piece to the Conservation Commission land total. This will also allow us access to the Palmer land. If they were to log that area, there is no place for a log landing. **Evan** asked if there would be a parking area added off Route 13. **Jay** said there is a place to park off the road right now. If they do decide to make a bigger better parking area they will need to get curb cut permission from the State. **Ann** asked where the money would come from to purchase this land. **Jay** said from the Land Acquisition Fund. **Ann** asked what have they used the money for recently. **Jay** said they purchased lot H-132 and along with that purchase two open space lots were conveyed to the town as part of the purchase deal. **Jay moved to authorize the Town to remove from the Conservation Fund, \$200,000 plus any associated cost for the lot line adjustment and legal fees for the purchase of 19.6 acres from lot B-81 and add the acreage to lot D-4.** **Therry Seconded.** Vote yes 5-0.

Railroad Bed Maintenance (Scabbard Mill Brook Road North)

Buddy said there is a grant opportunity for this project. The application is due in January 2012. This Grant will be applied through the RTP (Recreational Trail Program). **Therry** said she will fill out the grant. **Tad** said he would help her if she needed it. **Jay** said this last trail clean up would complete all the railroad bed that the Town owns.

Eagle Scout Projects List

Buddy said they still need to come up with ideas for Scout projects. We do need more kiosks made for the newly purchased properties and to replace some of the old ones. We will need a sign at Nissitissit Park behind the Sunoco Station on Route 13. **Tad** suggested making a more defined parking area at Cidermill Pond. **Evan** said some of the Scouts have created single track trails and they have done a great job. We could have them do more in Brookline.

11/20/2011 Hike with BCC

Buddy said there was a good turn out for the hike at Cider Mill Pond. 48 people were in attendance for the walk.

Ghost Trail Rail Race

Buddy said the Conservation Commission received a check for \$718.00 for the proceeds from the Ghost Trail Rail Race. This is to be used for rail road bed maintenance.

Eagle Scout Donation of left over funds from Austin Blums 2011 Project

Buddy said Austin Blum had left over funds from the Project he completed at the Palmer Preserve. He has donated the funds to the Conservation Commission for trail maintenance. The total amount donated was \$131.28.

Melendy Land Logging and Maintenance

Jay said he asked Craig Birch put together a specific plan for the Melendy land to be forested. The Conservation Commission wants to know the best way to log that property. **Jay** said Craig has suggested three ways to log this property. **Jay** read the letter to the Board:

“As you requested, I am writing you with my recommendations for the first step in carrying out the Forest Management Plan on the Melenyd Pond Conservation Area. Because the property has not had much work done on it in over 40 years, other than the Worcester parcel, there really is no specific area that needs to be worked on first.

Based on my recommendations in the management plan, I would conduct a harvest on approximately 50 acres as a starter. This would include some thinning or individual tree selection, as well as harvesting some groups of trees in patches from $\frac{1}{4}$ to 2 acres in size. These patches would regenerate rapidly, creating wildlife habitat that is currently uncommon in the area. Products to be produced would be pine and hardwood sawlogs, softwood pulp and firewood (whole tree chips if chipping is used). Sawlogs would generate the most income, firewood the next most (but not a great deal) and pulp and chips a very small amount of income.

A landing approximately one acre in size would be necessary for most commercial logging operations. There is currently a landing off of Overlook Drive that was built about 8 years ago. Another good landing site is off of Hood Road, and another one is off of Old Mason Road. Eventually all three sites should have a semi-permanent landing in order to access the entire property for timber harvesting.

If you are looking for a recommendation of the first place to start, I would suggest using the landing on Hood Road and working on Stand 1 along Hood Road and to the East of the snowmobile trail leading to Birch Hill.

There are currently three feasible types of logging operations that can be utilized. The first is Conventional Harvesting, which utilizes chainsaws for cutting the trees and cutting off the limbs. Skidders are used for dragging the trees to the landing. There are still some very good local operators that use this method, but they are becoming rare.

The second is Whole Tree Harvesting, which utilizes a fellerbuncher to cut the trees and lay them in skid trails. The bunches of whole trees are then pulled to the landings by skidders, and the higher value products are sorted and the rest of the tree is chipped. This is my least favorite option, since I feel that too much valuable product is chipped, resulting in less income to the landowner. Also, by pulling the whole tree, the skid trails tend to be wider and more of the remaining trees are damaged as the bunches of trees are pulled. More young trees tend to be cut so that they can be chipped, leaving little cover for wildlife in the first 5 years after the harvest. The advantages are that otherwise unmarketable wood can be harvested and the final result is “cleaner” with less debris to look at. Make note that the debris is actually beneficial to wildlife when it is left on the site.

The third method is Cut to Length Harvesting. This involves the use of a harvester, which cuts the tree, delimbs the tree, and cuts the stem into logs and pulp in the woods. A forwarder then comes and picks up the piles of logs and pulp to haul them to the landing. The beauty of this system is that all of the debris stays in the woods and trees are not dragged, resulting in less ground disturbance, however less ground disturbance sometimes results in less tree regeneration.

If the decision were left up to me, I would choose either the Conventional Harvesting or Cut to Length Harvesting on the property. Any of the three methods would work.

You have indicated that you would like me to layout a sale and supervise it, instead of having my business partner and I actually conduct the harvest. If that is the case, then I would be happy to layout a sale, negotiate the sale with a buyer or put it out to bid, and supervise the sale to completion. My

fees would be by the hour (\$65/hour) plus expenses for the layout and preparation, and 15% of the value of the sale for supervision. If you prefer, I could do the whole operation on an hourly rate. (If I were to conduct the harvest, these fees would not apply, and would be reflected in the price I paid for logs and pulp)."

Jay said they will need to research the three options. **Tad** said at the last meeting it was suggested we hire two people to do the work. One to manage the project and another to log the property, do we have to have to hire two people or can they opt to hire one person. **Jay** said you can hire one person but you are putting all your faith in that one person. They have to be honest. **Tad** asked what Beaver Brook does when they are looking to forest their property. **Jay** said Craig Birch does all of their forestering. **Jay** said he has known Craig his entire life and he is nothing but honest. He hired him to log his property. **Buddy** said they should ask Jon Nute from UNH Co-operative Extension for his advice on logging that property. **Jay** said he will research this and they can discuss at the next meeting.

Easement Wording for Future Planning Board and Conservation Commission Work Session

Jay said he also spoke with the Planning Board about boiler plate easement language to have for all open space lots that will be deeded to the town at the start of an open space subdivision project instead of at the completion of a project. They will need to make it a condition of approval. **Jay** said he will research some wording and the Planning Board and Conservation Commission should have a work session to discuss this together. **Jay** asked Kristen to pull some easements and send them to him to research the wording. This is part of the subdivision regulations we will not have to wait for Town Meeting if they agreed on a change to the regulations.

8:30 pm Non-public

Therry moved to go into non-public session under RSA 91-A: 3, II (d) for the purpose of discussing a possible land acquisition and adjourn the meeting immediately after. Jay seconded. Vote yes by roll call Therry, Tad, Jay, Evan, and Buddy all voted yes.

Jay moved to come out of Non-public session under RSA 91-A: 3 II (d) and seal the minutes and adjourn the meeting immediately after. Tad seconded. Vote by roll call. Therry, Tad, Jay, Evan, and Buddy all voted yes.

Jay made a motion to adjourn at 9:15. Tad seconded. Vote yes 5-0.

Francis (Buddy) Dougherty, Chairman _____

Therry Neilsen-Steinhardt, Vice-Chair _____

Tad Putney, Member, Selectmen's Representative _____

Jay Chrystal, Member _____

Evangelos (Evan) Gerekos _____

Minutes submitted by Kristen Austin
Next meeting will be held on January 10, 2012