

**TOWN OF BEDFORD  
CONSERVATION COMMISSION MINUTES  
May 28, 2019**

A meeting of the Bedford Conservation Commission was held on Tuesday, May 28, 2019 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH.

Present: Beth Evarts (Chairwoman), Denise Ricciardi (Town Council), Mac McMahan (Planning Board Representative), Bob Macpherson, Bill Carter (Alternate), Gregory Schain (Alternate), Karin Elmer (Planning Department).

Absent: Dave Gambaccini (Vice Chair), Catherine Rombeau (Town Council Alternate), Maggie Wachs, James Drake.

**Call to Order**

Chairwoman Evarts called the Bedford Conservation Commission meeting to order at 7:01 PM. She appointed Gregory Schain as a voting member of the Conservation Commission.

**Approval of Minutes:**

- April 30, 2019 Conservation Commission Minutes –

**MOTION by Mr. Carter to approve the April 30, 2019 minutes. Ms. Ricciardi seconded the motion. Vote taken – all in favor. Motion carried.**

**Dredge and Fill Applications:**

- None

**New Business:**

- Adamyk Construction – Review of a variance application for a garage addition 35.9 feet from the edge of a wetland where 50 feet is required at 99 Liberty Hill Rd., Lot 21-55.

**Background Information:**

*Applicant: Adamyk Construction  
Owners: Sheryl & Peter Goedecke  
Proposal: Review a variance for a garage addition within the wetland setback  
Location: 99 Liberty Hill Rd., Lot 21-55  
Existing Zoning: R&A, Residential & Agriculture  
Surrounding Use: Residential, school*

**Proposal:**

*The applicant is proposing to build an approximately 900 square foot addition to the rear of the existing freestanding garage at 99 Liberty Hill Rd. The original home was a small cape with no garage that was built in 1961. The detached garage was constructed sometime in the 1970's and a large addition with the attached garage was built in the 1980's.*

*The northwest corner of the addition would be 35.9 feet to the edge of the wetlands where 50 feet is required. Per the attached narrative, the applicant is proposing to add gutters to the building that will direct the water to the rear lawn allowing the water to be absorbed into the earth minimizing any runoff to the wetland area.*

**Summary:**

*All recommendations by the Commission will be forwarded to the Zoning Board of Adjustment.*

Keith Adamyk of Adamyk Construction and Peter Goedecke, homeowner at 99 Liberty Hill Road addressed the Conservation Commission. Mr. Goedecke explained that he would like to add space to his existing garage. It is the only place he can add it on his small lot without having to add more driveway or making his house look terrible. The proposed area also has good firm soil. There will be electricity in the new garage space which would serve as a workshop for working on projects with his children, so that he could park his car in the main portion of the garage. The runoff from the new garage space would go in the backyard directed away from the wetlands.

Mr. MacPherson asked if any chemicals or oils would be stored in this space. Mr. Goedecke said only gasoline and oil for the lawnmower; but no storage tank.

Mr. Carter asked if there would be any more paving on the side – Mr. Goedecke indicated there would be no paving on the side.

Mr. McMahan asked if the floor of the addition would be concrete – Mr. Goedecke indicated the floor would be concrete..

Mr. Carter asked what the left side of the double-door garage would be used for in the detached garage in the front. Mr. Goedecke explained that one bay of the garage is being used by his son for a disassembled car he is working on, and the one on the right is being used by his wife for parking her car and as a woodworking workshop.

Mr. MacPherson asked for clarification on a schematic showing the northwest corner of the addition which would be located 35.9 feet to the edge of the wetlands. Ms. Elmer explained that the schematic currently shows raised gardens. The raised gardens would be removed so that the new garage space could be built. Mr. Goedecke indicated that the back wall of the garage will have doorways so the family can get to the yard area.

Mr. McMahan asked if the existing roofline will be continued – Mr. Goedecke indicated the existing roofline would be continued. Mr. McMahan asked if gutters were being proposed to handle the runoff of the brook. Mr. Goedecke indicated that the garage already has gutters on both sides. Mr. McMahan asked where the downspout would be located on the gutter on the north side. Mr. Goedecke indicated the downspout will be in the back corner of the garage so the runoff goes toward the boulders in the back yard.

Mr. McMahan asked if the south gutters mentioned above, would connect somehow to the north gutters to drain toward the boulders. Mr. Goedecke explained the idea is to have all of the gutters go towards the back. Mr. McMahan asked how the runoff from the north gutter would be routed toward the south. Ms. Elmer explained that they wrap around and there is already a drain located on the north corner. Mr. Goedecke explained that they plan to do the same thing with the gutters, but have it head further down. The roofline will be higher on the new garage space so it will shoot the runoff toward the back.

Mr. Adamyk explained that the gutters on the north side could run into the existing gutters and use the same downspout which points to the east toward Liberty Hill Road and away from the wetlands. The intention is to help the drain-off that may be in the direction of the wetlands.

Ms. Evarts asked if due to the wetlands setback any alternatives were considered such as making a smaller garage so that they wouldn't have to seek a variance. Mr. Adamyk said it could not be made any smaller and still be useable as a garage.

Mr. McMahan indicated he would not be in favor of this due to amount of incursion, and since the existing garage was constructed so long ago and there is DeFacto approval for 37 feet and the proposed 35.9-foot addition is only a 1-½- foot difference.

Mr. Carter is concerned because Mr. Goedecke has said that the roofline on the proposed garage will be taller (The new garage space will have a higher pitch in order to install a lift for working on cars) and feels there needs to be more treatment beyond just a downspout going into the backyard. He feels if more treatment is done to head runoff north toward the property line (where there are also wetlands) it will create better results in the long run during heavy storm events. The existing structure is large: 48' x 24' and creates a lot of runoff; therefore, more consideration to treatment of the water would be to his liking, for example, a trenching mode where you would go down about 3 feet with a pipe and cover with stone which would be made to run in a certain direction. Even a 2-foot-wide trench coming off north corner of the proposed garage heading northeast would better handle any heavy storm events in the long run.

Mr. McMahan asked if a trench drain is legal in New Hampshire. Mr. Adamyk feels a trench drain would be better for the homeowner because they opted not to put any paving close to the setback and keep everything the way it is now – grass covered. If the grass gets too wet it will not be good to drive on. His client is trying to free up the garage spaces up front for cars coming in and out and use the new garage space as a workshop. He is amenable to diverting the water somewhere. Mr. Carter recommends using a 3-inch perforated pipe. The new structure will create water runoff coming down from a good pace from the roof and the water from the south side could be directed toward the north side and allow the water to slowly work its way into a

better direction and protect the lawn, not to mention the fire pit, boulders and retaining wall. He would also like to see it run away from the leach field so it will not cause any issues in the future. Due to the small size of the lot he believes this would be the easiest and cheapest area to get all the water away from the living areas and treat it to head off into the wetlands on the northwest area. The land is flat, so there is nowhere else for the water to go. Otherwise, the water would just sit in the flat backyard because there is no pitch.

Mr. McMahan felt if the pipe were to go due west toward the largest expanse of the tree line it would have more room to adapt and work its way away from the yard and leach field.

Mr. Carter recommends adding a stipulation to the variance. The corner of the garage is already 15-feet in; therefore, there is only about a 20-foot area that would require a little more treatment with a backhoe on the foundation in order to stave off any future issues to the backyard. Mr. Adamyk confirmed that what he was suggesting was having the water come off the northwest corner so that it hits the woods. Mr. Carter indicated it would probably soak in before it gets to that area. He doesn't want to see them have to trench 35-40 feet of the yard. What he is suggesting would get the water 20 feet away from the existing garage and it would treat itself because you would be digging 3 feet deep with the perforated pipe and there would be stone covering it. If we get one of these 50-year storms all of the water will go where it needs to go rather than flooding the back yard.

Chairwoman Evarts opened the floor up for any public comment, but there were no comments or concerns from the public.

**MOTION by Ms. Evarts to recommend the variance for the garage addition at 99 Liberty Hill Road Lot 21-55 with the understanding that the homeowner will add a trench drain to allow run-off to occur more toward the North/north westerly side of the property. Mr. McMahan seconded the motion. Vote taken – all in favor. Motion carried.**

- Alex Fortin – Presentation of completed Eagle Scout Project at the Pulpit Rock Conservation Area.

Alex Fortin of Bedford Eagle Scout Troop 414 present his Eagle Scout Project. He did his project at Pulpit Rock Conservation Area. He began planning the project in January 2019 and completed it in April 2019. He is a 16-year-old sophomore at Bedford High School, who practices taekwondo and would like to pursue a career in computer programming. He has been part of Troop 414 for 5- years and has been involved in scouting since age 5 and has been hiking trails including Pulpit Rock longer than that. Mr. Richard Moore a respected member of his troop's committee told the troop about the potential to do projects at Pulpit Rock Conservation Area, and since Fortin has hiked the area he was very happy to be able to give back to the community with his project. He believes conservation of areas like Pulpit Rock is important to the town and community.

Fortin made one 10'x10' pressure treated wood tent platform with decking on top it, and made three footbridges (one was 20 feet, and two were 10') about 0.8 miles down the trail to cover

wet spots. The trail had been becoming wider as hikers walked off-trail to go around the wet spots. The footbridges he built will alleviate this.

An Eagle scout project must benefit the community and show planning, development and leadership. Many hours were expended between planning, executing and building his project. It required him to provide leadership over two workdays and a fundraiser he held for the project. Five phases were required for this project:

Phase 1 – Planning

Phase 2 – Fundraising

Phase 3 – Transportation

Phase 4 – Assembly & Installation

Phase 5 – Clean Up (Leave No Trace)

Fortin used two styles of leadership in this project: 1.) Leading by example with the scouts during the transportation portion of the project and making sure everyone was on task, and 2.) Directing and supervising by managing all the moving parts. There were challenges faced including getting heavy materials out to the trail over snow and ice on a 0.8-mile hike. The entrance he planned on using was flooded and the bridges near the New Boston trail head were flooded over and frozen, so he decided to use an alternate entrance on a different trail that was not flooded. He learned there is a time and place for different types of leadership in different situations. He also learned to be flexible while staying focused on the goal.

He estimated \$800.00 would be needed for the project, raised \$798.97, and the actual spend was \$806.81. The project took 261 man-hours (equivalent to 11 days) and there were 4 scouts helping him. A quarter of that time (65 hours) was spent transporting materials. Although it was a very challenging project, he learned a lot and he is glad his Eagle project will benefit the people of Bedford and is pleased with how the project turned out.

Chairwoman Evarts opened the floor for questions.

Mr. Carter asked now that ice and snow has melted if everything has settled in and sitting where it is supposed to be. Fortin knows that 2 bridges and the tent platform are where they should be. The tent platform was set on a dry area and the 2 bridges were placed after ice or the ice had broken underneath them; however, the middle bridge was placed in a heavily flooded area so the water levels may change. To Mr. Carter's point, Ms. Evarts said part of the Eagle Scout project involves sustainability, so she suggested that Fortin may want to go back out to check and make sure all the work that has been done is viable and not under water. She commended him on all of his hard work on the project.

Mr. Carter asked if the wood would be stained – Fortin indicated that the wood would not be stained. Pressure treated wood was used on the project. Ms. Evarts asked what research he did to determine that pressure treated wood would be the best material versus another type. Fortin said during the planning phase of the project he looked up several different designs on bridges and used pressure treated wood because non-pressure treated wood would be more likely to rot and have to be replaced eventually. Pressure treated wood lasts longer. Mr. MacPherson also commended Fortin's work and asked if his research indicated how long pressure treated wood

would last. Fortin was unsure, but Rich Moore of 27 Bedford Center Road provided public comment later in the meeting confirming the longevity of pressure treated lumber – a former Eagle Scout project completed at the Patten Hill Bridge (at New Boston Road) in 1982 was done using pressure treated lumber and most of the planks are original and is still going strong.

Mr. Carter asked if Fortin and his fellow-scouts could get out there again to do some maintenance to keep them in good condition so they would last longer. Fortin said if he is hiking there and notices any repair that needs to be made, he could fix them.

Conservation Commission Members commended Fortin for his work and on his public speaking abilities. Ms. Evarts presented Fortin with a certificate of appreciation.

### **Old Business:**

- Chairwoman's update

Chairwoman Evarts reported that we are looking to do another quarterly workshop on October 22<sup>nd</sup> (the same date as the regularly scheduled meeting for October) and asked Conservation Commission members to mark their calendars and plan to meet earlier that day at the library to be followed by our regular meeting. If anyone has ideas they would like covered in the workshop, they should be sent to Ms. Elmer.

New Hampshire Trail Finder has 4 trails listed on the website: Muller Park, Heritage, Van Loan, and Pulpit Rock. We would like to add more trail maps on TrailFinder.com (a UNH collaborative for Conservation Commissions and Land Trusts to get trails listed online).

- Update on Pulpit Rock Conservation Area ongoing modifications

Chairwoman Evarts reported that a site walk was completed about a month ago. With the extension of the grant that we received we wanted to understand the additional improvements that we would like to complete under the grant work. The Commission reviewed the scope of work prepared by their consultant. Some of the items discussed in the scope of work include redirecting the trail from Pulpit Road to follow an existing old logging trail that better meets accessibility requirements for this grant; fixing the route of the Red Trail and making it a better walkable trail because it currently has many wet areas and erosion and we would like to put in some crossing bridges as well as connecting the Red Trail with the Orange Trail and swinging it back around to connect with the White Trail. Yellow Trail improvements are also discussed from Pulpit Road trail down to the detention pond rerouting which was just discussed. From the detention pond to Pulpit Rock we would like to bring in more hardpack. The hardpack stops at one point, and we want to continue the hardpack down to the new bridge at Pulpit Rock in order to meet the needs of our grant and allowing accessibility all the way to the bridge. Other trail improvements include plank walks, two new bridges and trail redirection at the Orange and Red trail to make it a more accessible loop. North of Indian Rock – at the conjunction of the Orange and Red trail and following the Red Trail where it loops quickly over another section of the stream that connects to the White trail making a shorter loop around Gage's Mill – we would like to build a more extensive 3<sup>rd</sup> bridge similar to the one built around Gage's Mill.

She asks the commission to review the scope of work and perhaps walk the trail with the scope of work in hand. The scope of work contains everything we would like to put on the extension for the grant. Thereafter the information will be sent to the Trails Bureau for review and hopefully receive their approval to move forward. By the next meeting or two we will know if all of this has been approved under the extension, what has been approved, and if something has not been approved we will need to determine what we would consider funding from our own budget. It has also been reviewed with Pulpit Rock subcommittee. She opened the floor for questions from the commission or the public.

Mr. Macpherson asked if the grant would pay for half of it. Ms. Elmer explained that if it is agreed that all work would fall under the grant extension then it would be a 50% match. He asked if the match could also be materials we could get from a donor. Ms. Elmer indicated that thus far we have not been successful getting volunteer help or donated materials, in fact, only 2 members of the public have shown up to assist with building on volunteer days, and a company like Lowes or Home Depot have never provided material donations. We need someone to step up to volunteer pursuing this with a company like that. Mr. Macpherson indicated he would be interested in stepping up to volunteer to pursue getting donated materials.

Mr. Schain asked if Option 1 adds any new bridges over the river, or if only Option 2 does. Chairwoman Evarts explained Option 2 adds 3 bridges. None are considered under Option 1.

Mr. McMahan asked what dollar amount of the grant remains unused - Ms. Elmer believes there is about \$40K left and we would be responsible for roughly half. It was an \$84K grant, we were responsible for \$42K and we only spent in the \$20K range, so there is still a lot of funds left. We need approval on where they will allow us to spend the remaining money of the grant within the scope of the grant. The grant stopped at the brook, and we are unsure whether they will allow us to squeeze just past the outside of our original scope a little bit. It was a 3-year grant which ended last year, but we walked the site with the Trails Bureau and were granted an extension because there was additional work that needs to be done.

Chairwoman Evarts explained that time is of the essence because the extension only runs through the end of the year, and we are only contracted with our consultant for a certain amount of time, not to mention the seasonality of the work that needs to be done.

Mr. McMahan asked beyond having a volunteer approach companies for material donations, what other types of volunteers are needed? Ms. Elmer says we have been unsuccessful in any shape or form to get any volunteers to assist us over a period of 2 years, so using money in the grant we finally hired a forester to do the work and do the work quickly. The 50% of the grant we would be responsible for has been budgeted but getting volunteers to help us with the work would save money. Ms. Evarts said during the planning phase it would be helpful for a Conservation Commission member to volunteer to drum up additional volunteers to do work; provide required tools and coordinate with our consultant; and get volunteers to provide labor so “all hands are on deck” on volunteer day. On the last volunteer day there were no commission members or public volunteers present other than Richard Moore and Brian Nolan.

Mr. McMahan asked what type of assistance we are looking for volunteers to provide. Brian Nolan of the Bedford Land Trust provided public commentary stating that the type of work that needs to be done requires a certain amount of expertise to get the work done properly. In regard to Lowes or Home Depot donating materials, Mr. Nolan indicated that when the 10 bog bridges were installed at Van Loan he didn't have luck getting significant donations. He spoke with the managers at Home Depot and got a nominal discount of 10% off materials. They are probably inundated with requests. Ms. Elmer indicated that the bridges that need to be built under the grant are huge bridges, not smaller in scale like the ones done in Fortin's Eagle Scout project. Mr. McMahan asked if there was need for volunteer laborers. Ms. Evarts indicated that they tried to coordinate volunteer laborers last year when the hardpack was put in for Gage's Mill bridge and received help from 2 volunteers. The consultant let us know when there was work that required less expertise and more "hands on" help that could potentially be provided from the public, and we coordinated a volunteer workday to work with the consultant to do those things. If that is the type of work that needs to be done again (ex. – putting in hardpack, hauling materials) we plan to coordinate with the consultant again. When the consultant puts out a call for volunteers and provides us with a date is when we will begin to coordinate a volunteer day. The consultant will let us know what kind of volunteer work is needed and when.

Richard Moore of the Bedford Land Trust provided public comment stating that there is at least one workday every year at which they seek volunteers and are pretty successful getting help. This project will get the trail as close as possible to being accessible for wheelchairs, so the work is a step above the Bedford Land Trust's ability. It involves bringing in gravel that is packed down and smooth enough for a wheelchair to travel over. The bridge also needs to be sturdy and that work is a grade above their capabilities as regular volunteers. They are happy to help out with labor, but someone with expertise needs to be brought in.

It is too soon to determine the type of help a volunteer could help with until the consultant comes back with recommendations. When that happens, Ms. Elmer will provide more information. The consultant usually gets the wood he needs from the lumberyard and cuts it very precisely at his house beforehand – it is very difficult to coordinate getting materials donations and having volunteer work done when what you are trying to do is have a professional project done. The time to have volunteers will be at a different portion of the project.

If there are materials that can be donated that would not interfere with the pre-construction and pre-cutting of lumber that is already planned with the contractor, Mr. McMahan felt it would be interesting to note. Ms. Elmer indicated that we could try.

- Update on Greenfield Farms boundary marking

Ms. Elmer reported that Ron Klemarczyk from FORECO has gotten most of the boundary marking work done. In the open field areas where there are no trees, we would like to put up signs with a stake in the ground noting the conservation easement; however, we have diamond-shaped metal aluminum signs and when they are on a pole, the points of the diamond stick out and are really sharp and may be a hazard to children playing in the field, so she put in a request to the sign company for round plastic signs which will be safer. They will be on stakes and will be used to indicate where people's lawns end and where the open space begins.

### **Enclosures:**

- None

### **Other Business:**

Ms. Evarts shared that the Bedford Fire Department is hosting wilderness search and rescue training in Autumn at Pulpit Rock and have approached the Conservation Commission to work with them to put mile markers/a numbering system/or some type of color-coding system along the trail. On average, the Bedford Fire Department does about 6 search and rescues per year at Pulpit Rock, and in most cases people need to be carried out due to lower leg injuries. Having markers to help search and rescue efforts to locate the person having an issue will be a great improvement. The deeper people get into the trail system cellphones don't always work optimally and it is hard to determine at what point of the trail a person may be at, particularly on a very long trail like the Red Trail. If the person could look up and indicate the marker number they are at, it will greatly assist in the search and rescue efforts and help the fire department determine which entrance to the trail to use in order to get to the injured person quickly. Red and White trails have been targeted for the training this Autumn. We may have an scout interested in taking this on as his Eagle Scout project, but he would need to jump in quickly to do the work this Autumn with The Conservation Commission and the Pulpit Rock Subcommittee to discuss the type of system that should be used to put these markers in place. We would also like to have a GPS overlay with the markers and trail system that can be fed to the Fire Department and possibly the 911 dispatcher, so we would like to have them review plans too. This would be a really cool project for someone to take on. The markers will be beneficial to the community and anyone traversing the trails and may end up being something we would like to adopt on all of our trails. When the Fire Department conduct their training they may need volunteers to act as injured people, and Commission members are invited to volunteer for this and to work with the Fire Department and some of our other community service members to help raise awareness and educate people who traverse the trails on safe hiking practices.

Ms. Elmer shared a handout from the Department of Environmental Services (DES) on a new mapping tool and an article called, "What is the Role of a Municipal Conservation Commission in Wetland Permitting" from the Municipal Association for everyone to take home and read.

Ms. Evarts notes that during the summer months meetings sometimes become light so she asks everyone to keep an eye on emails regarding meeting dates and cancellations as summer approaches. Be extremely diligent in letting Ms. Elmer know if you cannot attend a meeting from June–August because we need to know whether or not we have a quorum for voting. If there is no quorum we will not hold a meeting because, for example, dredge and fill applications only give you a limited number of days to review the permit, and a request for a variance setback from wetlands requires coordination with the Zoning Board, so if someone misses a Conservation Commission meeting it can negate you having any input or it can set people back a long time, so diligence is requested.

**Non-Public Session:**

- None

**Adjournment:**

**MOTION by Mr. Schain to adjourn at 8:15 pm. Ms. Ricciardi seconded the motion. Vote taken – all in favor. Motion carried.**

The next meeting of the Conservation Commission will be June 25, 2018.

Respectfully submitted,  
Tiffany Lewis