

Town of Bedford  
Conservation Commission Minutes  
August 23, 2022

A meeting of the Bedford Conservation Commission was held on Tuesday, August 23, at the BCTV meeting room at 10 Meetinghouse Road, Bedford.

**7:00 PM Call to Order**

**Present:** Patricia Grogan (Chair), Deborah Evans (member), Julie Donovan (member), Grant Killian (alternate member), William Carter (Vice Chairman, Town Council Representative), Peter Sullivan (alternate member), Stephanie Jones (member), Kathleen Ports (Associate Planner), Kathleen Bemiss (Town Council alternate member) joined the meeting at 7:15pm.

**Absent:** Gregory Handy (member), Stephen Clough (Planning Board representative).

Chair Grogan read the Mission Statement:

The mission of the Bedford, New Hampshire Conservation Commission is to protect, preserve and conserve the town's natural resources and open space land for the common good. This includes stewardship and management of conservation land, protecting wetlands and vernal pools, and the planning and acquisition of land for conservation purposes. The Commission works with landowners to administer State and Town wetland regulations, and advises other Town Boards, such as the Planning Board and the Zoning Board of Adjustment on environmental impacts and alternative consideration regarding development projects. The Conservation Commission promotes conservation activities and communicates with the citizens of Bedford on important environmental issues.

Our motto is: Keeping Bedford Beautiful

**Approval of Minutes – June 28, 2022**

Chair Grogan asked does anyone have any corrections to the June 28th, 2022, minutes?

**MOTION: Mr. Carter motions to approve the minutes of the June 28, 2022, meeting. Ms. Jones seconds the motion. ALL IN FAVOR – unanimous.**

**Dredge and Fill Applications to Review: None**

## New Business

### Pulpit Rock Camp Site

Chair Grogan stated so we will go straight to new business. Kathleen, updates please. Ms. Ports replied yes, so you all received a staff report in your packet. And in that report, I am, requesting... well, I guess I could give you a quick update. We had some campers out at Pulpit Rock using the established campsite. There are two tent platforms out there. There are no facilities to support the camping sites, and they're not supposed to have fires. But when they finally left, we found some trash, some human waste and fire rings. So, I have requested a bid to have that cleaned up. The bidder is also going to try to do some work on some of the rocks that had gotten hit with graffiti. This was several weeks ago, prior to the camping situation, and so we have covered those up with spray paint. But it doesn't look great and some of these rocks are right on the trail. So, they thought that they might be able to address those. They weren't 100 percent sure. So, the funding request is \$1,540.00, and that would pay to clean up the campsite, get rid of the human waste, and see what they can do about the graffiti. And it's sort-of whatever they can do within that budget towards the graffiti. And if they're successful, then we can consider whether or not we want to spend more money to have the rest of the rocks cleaned up. But maybe they'll be able to do it. There have been three camping incidents in the last four years out at Pulpit Rock. One of the previous was in wintertime, and we were able to get them to move on. It wasn't much of an issue. But the one prior to that was a huge encampment. I don't know if it was at the campsite specifically, or not, but it was a major effort to clean that up, and the Bedford Land Trust actually largely handled that on their own. So, we kind-of see a little bit of a trend maybe with some, you know, inappropriate uses out at Pulpit Rock. And so, I'm just wondering whether this Committee wants to consider suggesting to the Pulpit Rock Subcommittee that they can look at and consider either revoking the camping use out there. It's in the easement. So basically, what we would do is cover it in, pull out the tenting platforms and list it as not allowed on the signs. But the underlying right would remain if we wanted to reinstate it in the future. Or we could also work with the Police Department who issues the permits to come up with some better constraints and requirements in terms of enforcement if we wanted to allow camping to continue. Maybe that would be something that the Subcommittee could research if they felt strongly about that. And then they would maybe come back with a proposal to you. So that's my thought. So, I'm looking for two motions. One would be a motion to suggest that we take this up with the Pulpit Rock Subcommittee, and if you guys feel strongly that we should revoke camping, you could make that recommendation. Or you can just suggest that we take it to the Pulpit Rock and ask for a recommendation from them. And then also a second motion to expend \$1,540.00 from the Conservation Fund to clean up the site.

Chair Grogan stated OK, so I'll read the motions. Ms. Jones stated well, I have lots of questions. Vice Chair Carter said well hold on—discussion first before you do any of that. Chair Grogan said so sorry. Vice Chair Carter said I'll let you go first so we don't cover the same question twice. Ms. Jones replied OK, so I think initially I had reactions to reading this. And I had to go back and rethink through how I felt about it and, just kind of thinking about public use space and how we want to promote that use here in Bedford. And initially I was like, yeah, maybe it doesn't have a purpose or place here anymore, but then I backtracked that a little bit and I really do think that there is a place for it. And maybe there are things that we need to address or consider to help address the issue of misuse in the future. Because I know that Pulpit gets used for its trails, but there's only two camping areas in Bedford: Mueller Park and here. So, if we do remove that, that's only one camping site for Bedford residents or people in the area. And I feel like with public use we want to promote as much use as possible, and not necessarily limit people's ability to camp if they want to, especially if costs or funds are an issue or proximity. Some people don't necessarily have the proximity to go to the White Mountains to camp, so it is nice having something in

your own backyard. And I did have a couple questions and I don't know if you necessarily have the answers. Is there a permit cost for the site, do you know? Or a cost for the permit? Ms. Ports replied I don't think there is a permit fee. Ms. Jones continued OK, because I tried to look on the Town site. I tried to look through Parks and Rec. I tried to use my various Googling and searching, and I couldn't find anything, so I just wanted to clarify whether there was a cost. Ms. Ports replied no, I don't believe there is. Supposedly there is a requirement that the permit is issued to a Bedford resident. That didn't happen with this last group. There was a resident in their party. But it was issued to someone who was nonresident, and I will add that I am going to try to work with the Police Department to see if we can somehow recoup any funds from the offenders because I have some of their information. Ms. Jones stated that was going to be a follow-up question. I don't necessarily want to say why is it our responsibility to pay for that, because I understand why. But the Police Department is issuing the permits, so there is some responsibility that's associated with them? DPW could technically share some of these costs, I don't necessarily see why it solely should fall on us if there are clean-up issues in the future. And why does the Bedford Police Department issue the permit in the first place as opposed to Parks and Recreation or another Town organization? Ms. Ports replied well, I think because the expectation is that they have the enforcement ability if there's a violation occurring on the Town property. And so that would be something that if you guys feel strongly that we want to support camping, I think we can come up with some guidelines and an expectation with the Police Department that they patrol the site on a nightly basis. And if we limited use, it wouldn't have to be a big burden on the Police Department. They seemed amenable to that idea. Ms. Jones asked do you know how easy is it to access the permit itself and the regulations? Because when I did some searching, I could not find it anywhere. And I know if I want it, my husband was like, wait, there's a camping site there? So, I feel like if residents want to use it, we're not even sharing pertinent information with them so that they can even abide by those rules and regulations. Yes, they're probably given a copy, but someone who wants to camp there is probably going to do their homework ahead of time, or maybe want that information. I know I personally would want that. So, I feel like that's something we should address, is how much communication is being given to those people who are even interested in camping. And you had a note about an outhouse. I personally don't feel like that's necessary if it's a minimalist campsite anyway. If there's going to be issues one way or another, I don't necessarily think investing a ton of infrastructure is necessary. People who want to camp there are going to camp there no matter what, whether there's an outhouse or not. So, I was just going to mention that. Sorry, I'm just reading through my notes. I know you have questions, so I want... I finally have questions. You should be proud of me. Vice Chair Carter replied you're working around some of mine. Ms. Jones continued really, the big thing was I couldn't find a lot of information and that, to me, right there, I'm like, well, wait, what if I want to know more information? Oh, well, I guess I can let you ask your questions. I have more to add, but I'll wait.

Vice Chair Carter stated well, I'm just trying to figure out, I mean, if I stay at a hotel, there's a deposit left. Is there a way... we don't have to charge them to stay, but there should be some kind of a deposit because they stayed there for two weeks. So, we really should kind of put it away because if we need to enforce something, we just need to have something there. So, it could be a deposit of your card is charged \$250, but when you when you leave the site, and it gets checked, if everything is fine, then you don't get charged that \$250. Ms. Ports replied right, I can find out about that. That's a great idea. Vice Chair Carter continued I believe if we're going to have to put some teeth on enforcement for the Police Department, that's what we need to do. There are really no rules for them to follow per se when they're out there. I would just think that it would be easy to write up something that's a little bit more direct. Ms. Ports replied yeah, I don't know exactly what they're given when they get the permit. They're supposed to be shared minimum impact camping guidance. I don't know if they are or not. Vice Chair Carter continued well, I think if you we're looking at this camping permit, there's information

there. There should be someone signing this saying they're responsible for the upkeep of that, you know. The thing about camping is you're supposed to leave it better than what you got there with. Ms. Jones said yes, they're acknowledging the permit, but not necessarily if there are any kind of consequences to abuse. Vice Chair Carter continued and it's there's nothing here that says if we find some problems, what can we do. There's really nothing there. So, to start off with that, yes, we do have minimal spots. We want people in Town to go and use them, but it's things like this that really make it difficult for us to allow that because, yes, it's \$1,500. That's a lot of money. That's cleaning the rocks and everything like that too, right? So, I would think that we would need to look at this and give it a little bit more teeth and a deposit. I guess, \$250. That's only what, 20% of what this bill is going to cost to clean that up. But if they leave it just as good as they found it then they're getting the camping for free. So, that's my only comment on that. When I travel around the country, they say that we're putting an extra \$250 on your credit card until you check out and everything is fine. They don't charge your credit card extra. Ms. Jones added right. So, I think like visiting option two that you put in the Staff Report to me seems appropriate because I don't know how the rest of the Commission feels, but I don't necessarily want to take away that opportunity and that right for residents. But I think clarifying the chain of communication, who's being alerted, you know, what're if there's any timeframe restrictions or any kind of—not down payments—what's the word I'm trying to think of? Mr. Sullivan replied deposit. Ms. Jones said thank you. And then one of the questions I had was, is there a pre and post check of the campsite and I would assume maybe not. And if we wanted that, whose responsibility would it be? That would be something I would want to address to help maybe give something teeth or make people a little bit more responsible for their own actions. Ms. Ports replied fair enough.

Ms. Evans stated Madam Chair, one comment. I walked past when they were camping. I believe they had a generator from the sound of it, which I feel is an inappropriate use. Ms. Ports said I know you're not supposed to have motorized uses. Ms. Evans continued I know you mentioned a time frame. I think camping for 14 days—I totally understand what Stephanie says about wanting local families to use it—but I think 14 days is excessive for a facility that has no facilities effectively. I think restricting it to a long weekend maybe, or something would be more appropriate for the use. Ms. Ports said two or three nights at a time. Ms. Evans continued particularly, and maybe not on weekends, depending, but a lot of families are hiking through there. And if an inappropriate crowd are using the campsite, I think it could be off putting for other users of Pulpit Rock. So, thank you.

Ms. Jones asked do you know if there is any kind of time limits for Mueller Park or for this one? Ms. Ports replied not that I'm aware of. I would suggest that would be a recommendation that we limit the number of days that you can stay per party, I guess. Chair Grogan asked can we issue fines for any destruction or? Vice Chair Carter replied we don't have any... Ms. Ports interjected I can ask the Police Department whether or not we have any avenue. Chair Grogan said if that is so, if we could do that, we could add that to that application. Mr. Sullivan added or, for example, if there were a code of conduct—no generators. No inappropriate language. It's kind of sad that you have to explicitly say these things, but I think, you know, just... Chair Grogan added, well, you can get fined for littering. Vice Chair Carter stated no, you can't. Unless you're seen by an officer doing it, there's no littering rules in Town. Chair Grogan added well, we know who's at the campsite. Vice Chair Carter continued well, but again, as a Town we do not have a littering ordinance. Ms. Ports stated I believe where you fall under the Park Chapter 185 of the of the Town Code. So, there might be some teeth to that that we could use like the open fires and those kinds of things. Ms. Evans asked would it be possible, as opposed to trying to find them after the fact, to take a credit card as part of the deal and say any damages will be deducted? Vice Chair Carter replied just to do a deposit, yes. Chair Grogan asked and also how many days is considered loitering? There should be a cut off. I've seen it at Heritage. People are setting up

tents, and I don't know how long they've been there. Ms. Ports stated I think my suggestion would be two to three nights at the most. Ms. Donovan added and also get the police to make sure that the person that books it is a Bedford resident. And obviously they have the full details of the person. Vice Chair Carter stated I think you'll have a little pushback from the Police Department. There is only, at any given time, four officers out on the road, so to have them doing patrols there, we would have to ask that as special condition there. Ms. Jones stated I don't think we should lean on them for that money. We should be creative in the other means to try to help address, you know, the issues because like you said, there's only so many officers and it's not a Bedford Police Department property. That's why I was asking why they issued permits. Ms. Ports stated I talked to the Deputy Chief, and he thought that they could do patrols—especially if we were limiting the number of night stays—that it could be part of their circuit on those evenings, if they know they have an active permit. Ms. Donovan added yeah, because I fill in a vacant house check when we go away for more than 72 hours, and I have a wildlife camera and often catch pictures of the cops walking around the back of our house, which is a really great thing. Ms. Bemiss said oh my gosh, I had no idea! Vice Chair Carter said yeah, that is a service that they would do, yes. Ms. Donovan continued, and you have to show your driver's license, and they really check that that is your driving license when you hand it in. But it's free, and you just call when you get back. Ms. Ports said I think they would be more than cooperative.

Chair Grogan stated so, we know when they went in. We have the date. We know when they're supposed to leave. Would it be anything that the subcommittee could help us with—and not rely on the police for that? Ms. Ports replied I can ask them. I'm not sure if they would be comfortable doing that. I'm not sure if I would be comfortable doing that. Ms. Evans commented I think we could ask them maybe just to walk the trail and see if anybody is still there, rather than confront anybody or enforce anything, but just a quick look. Ms. Ports replied that makes sense. Chair Grogan added and to make sure that who's ever handling on the subcommittee that they have the date that they went in. So, they would know how long they've been there. Ms. Ports replied we could have, yeah, that could be part of the chain of notification that happens. I didn't even know there were campers there. Chair Grogan said me either. Ms. Donovan added, and the other thing is when they book it, they could give them, you know, a number to call that when you arrive there if there's any problem with the site, before you set up, take pictures, call us. Because, you know, particularly they're paying a deposit they don't want to lose the deposit for some damage that was there. Ms. Ports said OK. Mr. Sullivan asked would there be a way of having like a small, I don't know, \$10 or \$15 a night, for example, contribution to whatever funding would be Conservation Commission or whatever would ultimately end up kind of like today, for example, if we decide, yeah, we're going to pay to clean up, you know, so that it's kind of a self-generating revenue. Ms. Ports replied right. I can find out. I don't know the answer to that. Vice Chair Carter stated I don't think \$10 or \$15 is a deterrent. Ms. Ports replied no, but I think what he's suggesting is that it would just be a small pocket of money that we could save up that maybe would be designated for Pulpit Rock so that when an issue came up, we had some extra money to pay for those costs. Vice Chair Carter continued depends how many nights we do get, and it takes a lot to add up to \$1,500, yes. Ms. Ports replied yeah, probably not much. Vice Chair Carter continued we put the hotel light out there to try to get that kind of money.

Ms. Bemiss asked how many permits did we give in the last 12 months? Ms. Ports replied the answer I got was zero to six a year. But I think it's like one. It's generally one or two a year. It's very infrequent, but I don't know if you were here to hear what Stephanie was saying was that there's really not a lot of information out there that it's even an option. And so, you know, that's something we'd have to think about, like maybe on the Conservation Commission website, but not putting it in a more visible place so that, you know, we get maybe more use but not too much use, I guess. It'll be a bit of a balance and we

could test run, see how it goes and make a change again if we need to. Vice Chair Carter asked is there availability of signage? I mean, that if you do the deposit, but when you're out there, if it's left you lose your deposit and there could be a fine.

Ms. Jones said you just made me think of a question I forgot to write down. Is there a sign out there that says permit required, by any chance? Do you know? Ms. Ports replied I believe there is, yeah. Ms. Jones said OK. Chair Grogan said also, I would like to meet with the subcommittee and hear their thoughts and yeah, give our thoughts to them so we know how we both where we're coming from. If all of us want to meet or some of us want to meet, I'd like to do that. Ms. Ports replied OK. Mr. Killian said sorry, this may be naive, but is there a Subcommittee then that's responsible for recreation at Pulpit Rock and everything that goes on there? Well yeah, it makes sense to get their input. Chair Grogan reiterated I would like to meet with them. Vice Chair Carter said Madam Chairman, can we make a note that Counselor Kathleen Bemiss, was in presence at 7:15 for our minutes? Chair Grogan said yes. Ms. Bemiss said thank you. Sorry. Vice Chair Carter replied no, I just want to make sure it's official that we have it in the minutes.

Chair Grogan asked any more questions for Kathleen on that? So, I'll read the motions, and then we can vote on them. So, we have three. First, to approve the expenditure for the cleanup. Can I have a motion?

**MOTION was made by Ms. Jones to recommend that the Commission approve expenditure of up to \$1,540.00 to clean up the campsite at Pulpit Rock. Ms. Donovan seconds the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

Chair Grogan continued second to approve the expenditure for the weed treatment at Pulpit. Ms. Ports stated we haven't talked about that yet. Do you want me to give you a little... Chair Grogan replied go ahead, yes. Ms. Ports continued I don't know if we need a motion, but what I'll do is I'll just put your ideas together, get together with the Subcommittee, and probably actually talk to the Police Department first, maybe come up with our recommendations. And then we can schedule a meeting for the Subcommittee to review and find out where they're at with the whole camping situation. Chair Grogan said OK, that would be good. Ms. Ports said OK. So last year, in November, we did some trail clearing out at Pulpit Rock. There's a trail access through the Pulpit Road at the North End, which is north of where the parking lot is. It's more of a residential local. We have a local resident who's mowing that trail for us, but we needed to do some pretty major weed control and removal through that area before they could mow it. So, last year the State Department of Ag came down and volunteered and sprayed for us, and we've been having a hard time getting that rescheduled. So, I had a weed person come out, Matt Smith, and visit with me, and he wrote a proposal to do two treatments this year. And our goal is really to address some of the growth that's happening on the rock walls. So basically, the frontage to the top middle, and really just hit it hard so that our maintenance is less demanding out there. And he feels pretty strongly that it should do the trick. I mean we had good results with the treatment last year. It's pretty amazing, and it does require a permit and Matt will secure that permit to do that treatment on the Conservation Area. Chair Grogan replied OK, good. And the third would be to remove the campsite or just revise? Ms. Ports said no, we kind of moved past that, I think. Chair Grogan said alright, so we'll revise the policies. OK. Ms. Ports said yes, take it to the... Chair Grogan asked can I have a motion then for that? Vice Chair Carter asked what's the cost of the weed treatment? Ms. Ports replied \$584.40 for the weed treatment. Mr. Sullivan asked do you know what they use? Ms. Ports replied I don't know what he uses, and I can't think of what they used, but basically with the treatment that we need to do out there, what we did last year is you actually mix

it with vegetable oil, and you cut the stumps. Everything is cut. So, you cut the stumps low to the ground and you just spray the stump. There's no aerial spray, and there are really rigid restrictions on wind conditions, weather, when you can actually spray. And I mean you can go out there and see. It really targeted what we needed to treat. There's lots of beautiful native flowers and vegetation out there growing along the rocks, so it's a nice way of really effectively targeting the... There's Autumn Olive, there's Buckthorn, and we have lots of Bittersweet and Poison Ivy. I don't know that we're treating the Poison Ivy because that's a little bit more difficult to treat, honestly, but it's big weedy and viny things that like to cross over the trail. Chair Grogan asked so, we need a motion?

**MOTION was made by Ms. Jones that the Commission approves the expenditure of \$584.40 from the Conservation Fund for the treatment of invasive species along the trail at the North end of Pulpit Road. Ms. Evans seconds the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

### **Fairy House Trail Proposal:**

Chair Grogan stated OK. We'll move on then. And Kathleen is going to tell us about the Fairyhouse Trail. So, since the agenda, I actually have two proposals targeted to go before the Parks and Rec Commission at their September 13th meeting. Through the Trail Steward Committee work, some of the parents have identified a desire to have more interesting engagement for their kids along some of the trails, and so one of the ideas was a fairy house and a fairy house trail. It uses only native, natural materials. You don't import anything. It's really a nice way to get kids to be creative, and there's actually a book out there that talks about how you build a fairy house using natural. And so, we would have a little bit of regulations and maybe a story walk to go with it initially. And we're proposing it out at Mueller Park, which is a Parks and Rec facility, which is why we're taking the request to them. So, I interviewed a group in Maine who has a fairy trail, and they said that it was a little bit of initial kickoff to announce it, and then they had a few people or group sponsor houses, and so they put maybe six out. And then what I think we would do is have little platform areas where people could establish new fairy houses. And there's sort of this expectation that fairies make improvements to their homes just like we do. So, you can't expect that it's going to be the same when you come back each time. But I think that also gives kids incentive to want to come back and see what's happened since they were last there. So, I'm excited about it. I think it's a fun idea, and the folks in Maine indicated that they don't do anything. That trail takes care of itself. The people have adopted it and it's sort of their thing, so I'm hoping that that's what will happen. So right now, there's just a couple of us. If the Parks and Rec approves the idea, we'd probably put a little committee together to sort of get things off the ground.

And then the other one that we're going to take forward is out at Legacy. We have a Nordic Ski Club that grooms our trails for cross country skiing out in in the wintertime. I'm not sure if people recognize that. You've really a unique amenity to this community. There are very limited groomed ski trails in Southern New Hampshire, and a lot of local high schools and teams rely on those trails for training. And we have some conflicts because it's a great area to walk your dogs. So, one of the things that we'd like to do is have sort of a low elevation easy loop in the wintertime that's sort of a narrow walking/hiking trail. And then like a fitness loop is what we're calling it, where people who want to snowshoe or trail run in the snow can do a more rigorous workout. We're hoping that with a little bit of social media and public outreach, we can encourage walkers to use this trail instead of the ski trails. When you punch through the snow, you create divots that are really treacherous for skiers. And we also, sadly, have a few issues with dog waste and if you're a skier and you're skiing and you have momentum, you hit dog waste and the texture and friction causes you to fall honestly. And kids fall in it. So, we're kind of hoping that we can find a way to make everybody happy and maybe reduce some of the conflicts that we have. So that's a discussion that we're going to have with them. Vice Chair Carter asked have you

talked... I know that Dave Gilbert from the Council is reworking the lease for that area. Maybe that's something that we could put into the lease there or add into the lease. Ms. Ports replied yeah, that's a great idea. Vice Chair Carter continued because yes, definitely, we don't want to ruin the cross-country skiing area. But I think you need to have full agreement from all the groups to make sure that that can be done. Ms. Evans asked can we improve or increase the signage to encourage... Ms. Ports said yes. We're working on new winter signs out there, and I'm really encouraging the high school team to do some public service announcements. Maybe, I don't know, something fun or a catch phrase or something that we can use to inspire people to be good neighbors.

### **Joppa Hill Farm Race**

Ms. Ports continued just FYI, Educational Farm at Joppa Hill is having a Fall Festival on October 2nd, and they are having their Second Annual Trail Run. The trail run extends beyond the lease area, so ultimately the Commission and the Amherst Conservation Commission will want to approve the use of the trails for that race event. So, that will be forthcoming.

### **Chubbuck Road Committee**

Ms. Ports continued there's been interest in establishing the Town Forest out at Chubbuck Road. Staff recently wrote a Staff Report to Town Council recommending that we form a subcommittee with representatives from all the different agencies or departments in Town to look at a long-range plan for those Chubbuck Road parcels and make a recommendation about the Town Forest designation. And do you have something you want to add, Bill, some thoughts? Vice Chair Carter replied well, yes, we've had this discussion. The reason why I bring in front of the Conservation first—because as I was talking with Becky earlier—is this project is a hand and the Conservation is one of the fingers that needs to be part of that hand. And I really wanted to make sure that we had the Conservation Commission's support behind this. I know Councilor Bemiss has been working on this to get this rolling. So, our next step is to put together this subcommittee to discuss what is needed. What Transfer Station is needed for further expansion. What the Transfer Station needs. What DPW needs. You've got Legacy. And then once all that is put together, the plan is, do we still have enough for a Town Forest? Because really, that's what we have to look at. If you've just got 20 acres, I wouldn't want to spend all that time trying to just work on 20 acres. You really need a good plot of land. So, the idea is to get all the certain groups together to make sure that we're all working together. Obviously, there's been talk about solar panels over at the old landfill cap. So, there's a lot of things going on out there. So, this was the first step, and this is going to be in front of the Town Council on the 14th, which I don't see any issues. But I just wanted to make sure that because a Town Forest, if we do develop one, is going to be a responsibility for us to take care of. Working to develop trails, doing whatever we need to have done at a Town Forest. So that was the reason why I said let's go here first. And then the Council will review this on the 14th and be able to get us going into the next step which will be the subcommittee put together so they can start meeting, talking about what each part needs. And then at the end what's leftover to develop a Town Forest or some kind of a Conservation Area of what is left over from all the other pieces that what they need. Because I know that DPW is looking to expand. Obviously if you've got the cap landfill, you have all the things going on out there. So that's the reason why it's in front of front of us tonight. Get some input so that Kathleen and I, when we bring this in front of the Council on the 14th, that this is what is firmly supported by the Conservation Commission, and this is where we're moving forward. Ms. Ports stated yeah, I would add that a Town Forest, I think, often follows the concept of our National Forests and that they are multiple use and so it doesn't necessarily have to be exclusive of other compatible uses like trail systems. So, just something to consider and I will be looking... I think it would be helpful to have a Commission Member serve on that subcommittee. Ms. Bemiss stated I'd like to just input to that I think before we open this Committee, a subcommittee, to the cross country and this group in that, I think we

as a Town and as a smaller subcommittee need to get our act together, meet with DPW because I don't think we need to have a huge committee. To begin with, we need to define the parameters and then invite the other interested parties in as we go forward. Does that make sense to everybody? Ms. Evans asked can I pose a question? Would this be a good subject for our October workshop? Vice Chair Carter replied well, it could be. This this is a first step. If there's more information, we could actually... Ms. Bemiss continued I'm hoping by October that I might have more information about what DPW—like a general blueprint of what the police think, what DPW thinks, so have some parameters set by then. Chair Grogan said yes, I think it's a good idea. Vice Chair Carter added where we do have a couple people that neighbor the proposed property, that might be something that being in your backyard might be a little bit more of an interest. Mr. Sullivan said oh, absolutely yes. If they're looking for subcommittee members, I would love to help out. That's a volunteer or be appointed or what? Ms. Ports said it's counting on you. Vice Chair Carter said there you go. Mr. Sullivan added so that's my cue. Vice Chair Carter said that was the cue, yes. Mr. Sullivan clarified I would like to volunteer, to be honest. Vice Chair Carter replied excellent.

### **October Workshop**

Chair Grogan stated so, Speaking of the workshop, Kathleen, subjects that we'll be discussing. Ms. Ports replied we can talk about... it might be... what's the word I'm looking for? It might not be timely to talk about the Chubbuck Road. We can wait and make a decision later. What Pat and I had talked about for the October Workshop was—and some of you probably don't know, we have two workshops here, Spring and Fall. So, February and October, and I would love some feedback from all of you on what sorts of topics you would like. We've been doing the workshops ourselves in house, but if you guys want to have a guest speaker or learn about something specific, that's something we can do at a workshop or have as an add-on to one of our meetings. So, last year we had everybody give us some ideas about projects like Cub Scouts and Girl Scouts and other groups could build or do. And we tried to expand the list beyond just construction to include writing and graphics and things like that. And that was something we kind of did on the side. So, for this year for your side assignment, I would really like you guys to look at our website and maybe look at other websites and think about what messaging you want and what information you want on that website. And that can be something that we can kind of work on next year, you know, and talk about content and maybe there's a subject that you're excited about you want to help research content or whatever. I've already been thinking a lot about it myself. So, if you could give me a couple of ideas or suggestions about the messaging and the content that you guys would like to see and bring that to the... actually if you give that to me before next month's meeting or at next month's meeting, then I'll bring it to the October Workshop to share. Vice Chair Carter stated and it's a good way that would be team building. I mean, I did make mention at the last Town Council meeting how impressed I was with the work that this Commission is doing with trails and everything. It's a very active Commission, and I really appreciate everyone working hard to get to a goal of making Bedford a cleaner place, a better place. It allows us to build a little bit more and grow so that when we go into the winter season, then we can get ready for the upcoming year and be ready to go. Ms. Jones asked what's the October date? It's not the normal Thursday? Ms. Ports asked is it the 22nd? 18<sup>th</sup>, sorry. Ms. Jones replied OK. Thank you.

Ms. Ports continued so, what Pat and I had talked about, though, was to do a mock meeting/sort of practicing and figuring out how to word motions and a Q&A with the Planning Staff. And that could be anything from what's happening in Bedford from a planning perspective? What should we anticipate in the next coming year? We could even revisit the gas station application and talk about concerns that you had if there was something you didn't ask that you wanted to ask or you weren't sure how to ask. We could talk about some of that stuff at the workshop. And so, if you guys felt like that would be a

good use of your time, then that's what we can prepare to do, unless there's some other... Vice Chair Carter added and maybe a Dredge and Fill too—just to go through the dredge and fill process for the newer members? Ms. Ports agreed, yeah, we could do that. We do have a lot of new members. We don't see every dredge and fill permit application. So, I can kind of give you a quick rundown on what goes out by notice that you guys don't see. You guys see more of the minor and major fill impact categories. And I can talk about what the categories are if that's helpful. Ms. Bemiss stated I know that I personally need more education on what makes a good wetland. Like, you know, when the wetland scientist was talking about this has cattails, but that's a sign of this. I don't quite understand what makes a good wetland and what plants would be in that versus what plants shouldn't be in that. Ms. Ports replied OK. Ms. Bemiss continued I don't know if anybody else feels... Vice Chair Carter replied YouTube. Ms. Ports added there is a functional assessment document out there so, I can look too and see if we have anything that's already been done, but yeah, we can certainly talk about that. Ms. Bemiss added or point me in the right direction of YouTube video? Yep, Yep. Vice Chair Carter said you can do anything on YouTube. Ms. Ports said it is true. You really can. Chair Grogan asked so, any more questions on the workshop? Ms. Jones asked, and it starts at 6? Ms. Ports replied usually, we do 6 to 8 and we do a meal. We were thinking about doing the sandwich packs or salad packs like we did two seasons ago. Chair Grogan asked did everyone like that? Ms. Bemiss asked what date was that on? Ms. Ports replied October 18th. The Zoning Board meets that night. Ms. Ports said oh, did I put the wrong in? Vice Chair Carter asked aren't we the 4th Tuesday? Ms. Bemiss said yeah, I always thought that... Ms. Jones said maybe it's just February that moves because of... Vice Chair Carter said February school vacation. Ms. Ports said I'm sorry. I mixed up my Board dates. Because I staffed the Zoning Board, so I looked at the wrong calendar next to my desk. I apologize. That would be the 25th. Ms. Ports said and I was late last year, so I'm trying not to be late this year. That's why I'm clarifying. Ms. Ports said yeah, we usually do 6 to 8 and have some dinner and we do a little... Who wants to be in charge of our ice breaker? Come on. Ms. Jones said I'll do it. Chair Grogan said OK. Ms. Ports said fun and crazy. Ms. Jones said alright. Ms. Bemiss asked is that workshop televised? Ms. Ports said no. But it is open to the public. So, if anyone wants to be fun, and crazy with us, they can join. Ms. Evans asked do we know where it will be? Ms. Ports replied the large meeting room at the library is not available. The Steven Buswell Building is not ready. So, I reserved the small room at the library, but I haven't done a visit there to confirm that the size is adequate. Vice Chair Carter replied the small room is adequate for what we need. Ms. Ports said OK. So that's what I think we'll do. Vice Chair Carter clarified I mean, unless we get 50 people from the public showing up. Ms. Ports said we never do. OK, so that's where it'll be, the library.

## **Old Business**

### **Property History Write-ups**

Ms. Ports stated property history write ups are in progress. Our goal is to get those done by October 1st, and that will tie into getting our kiosks all put together. Signs are in! Are you excited? Are you ready? There are our new rules. Don't those look nice? I don't know if the public can see those. Here's an example of a property sign. And then we did these little signs about the shared responsibilities with PLC. So, I have several boxes ready to be installed if anybody wants to volunteer or join me. Ms. Bemiss asked what are those made out of in terms of material? Ms. Ports replied they're a mixed metal. Ms. Bemiss said OK, perfect. Chair Grogan said so, you'll be doing some of that this Thursday? Ms. Ports said yes. Some of these go on the kiosks, and then I'm working with DPW on a few of them—getting some put in. We have to do the dig safe and all that fun stuff.

### **Marston-Dunlap Trail Development**

Ms. Ports continued we've been working feverishly out at Marston. Actually, I have not, but one of my trail stewards, Dave Butler, has been working feverishly out there. We actually had a local resident clear the Woods Road, which was full of downed trees. So that was a tremendous help. Mr. Starace and then another family, the Blackies, volunteered to clear some of the Woods Road. And then we have flagged and started clearing two loop trails out at Marston and those will be biking routes, because you can bike at this property. So, if you're interested, I can either have Dave come and give a little talk and show you the map and also tell you what he has found. He's really good at forest forensics and also local history. So, it's a really neat piece of property. He's found a lot of cool stuff so we could also do a site visit. Chair Grogan asked do you want to have him come to the October Workshop? Ms. Ports replied no. Chair Grogan said OK. Ms. Ports said we could do the September meeting, if he could be ready by then. Or we could do—well, it depends on snow, I suppose—we could do a site visit. But we could also save that for next Spring if you want. But Dave is happy if there's a small group that wants to do a little walk after work one night. He's more than happy to give you... Chair Grogan said send it out. Ms. Bemiss asked how long are the loops? Ms. Ports said they're not very long. I don't know the mileage, honestly. I can find out. Chair Grogan said send it out to us and... Ms. Ports said yeah, OK.

### **Joppa Hill Farm Survey**

Ms. Ports said the farm survey is done. The draft survey map should be ready for our next meeting, and then once that gets reviewed and approved, they'll go out and mark the boundaries. So that should all be done this Fall. So that'll be good. Very helpful. Mr. Killian asked that's the Joppa Hill plot they're marking? Ms. Ports replied within the Joppa Hill property, there's the farm lease area. They're going to mark that boundary, and then they're also going to mark the property boundary. The Piscataqua Land Conservancy, one of their rules as the easement holder, is to monitor the property boundary for encroachments, and the line hasn't been well marked for years. Mr. Killian said I monitor that for the PLC, so I definitely know it's not marked well. Ms. Ports asked oh, you do? Oh wow, great! Mr. Killian asked what are they going to mark it with? Ms. Ports replied usually what we do is we blaze it with paint. They used a teal blue out at Marston, so I don't know if that's what they'll use. Mr. Killian asked but not like signage or anything like that? Ms. Ports responded well, what happens is they'll blaze first, and then PLC will typically come follow behind with signs.

### **Other Business**

Ms. Ports stated back in June, we heard the SV101, LLC proposal, and you guys recommended that the Zoning Board approve that wetland setback variance, and the Zoning Board did approve the setback variance, and they approved the use. The Zoning Board then took on the 2 Hardy Road project, and come back in 2014, Hess Corporation proposed a gas station at that site. So, one of the requirements for them going before the Zoning Board was to establish that the application was materially different from the 2014 application. And the Zoning Board decided that it was not, and they declined to accept a new application for those variances. So, the variances were not heard. And so, I believe the SV101 is moving forward. They're just working out access because if you remember, it was shared through that other property. And we'll just wait and see what sort of development might come around for 2 Hardy Rd LLC? Ms. Bemiss asked so, they did not appeal that decision? Ms. Ports replied no, they did not. And from my understanding, they do not plan to. And they missed their window anyway.

### **CUB Day**

Ms. Ports said alright, CUB Day coming up. Vice Chair Carter stated October 15th from 9 to 1. I will start getting the emails out to everyone that helped in the Spring. I know the Boy Scouts have already sent

me an email saying they're setting up their agenda for the Fall and so yeah, October 15th. Ms. Ports said that's great. Vice Chair Carter continued it's coming along real fast. It's our time to get to the major roads cleaned up before Mother Nature and the snow fall. It's been a successful program. This will be the 2nd Fall event. We did it last year and picked up well over 1,500 pounds of trash. The bags will be in the five normal spots. I will have the bins out the 1st of October—the library. There's already a bin sitting in the vestibule at the Town Offices. We'll have one at the Safety Complex. We'll have one at the Farm at Joppa Hill. And then we will also, every day of the week, anytime you want to go to the Transfer Station, they do have bags out there. We will have more information, conversation. I'm sure I'll be doing a PSA between now and the next meeting to make sure everybody wears reflective clothing and walks toward traffic. It's a great event. It's a Town event. It makes our Town clean. And it helps the DPW with their efforts to keep—and they'll be out there picking up the bags. Look forward to having everybody come out on the 15th of October. It's just four hours. You don't have to do all four hours. Just spend an hour and keep Bedford clean as part of the CUB program. Chair Grogan said OK. Any questions for Bill? Ms. Jones said yes. This is going to be a silly question. When you do your PSA, can there be other people to come watch and maybe get tutorials on doing PSAs? Because I know I wanted to do one in the Spring about salamanders, but I never or no, I think actually we talked about turtles, but I never got to it. And, unfortunately, I found another turtle that got run over today. So that was sad, but I feel like you've done a lot and... Vice Chair Carter replied yep, I will be working with Bill Jennings here at BCTV as soon as I get that set up, because it's really kind of an impromptu thing. I go in there. I grab everything I need, and the last one was done on the Old Town Hall steps, just impromptu. Things are in my head; I just make sure I say them the right way a couple times, and then we just put it out. But I will let you know. Ms. Jones said OK. I'd appreciate that. Vice Chair Carter continued and actually, there might be something that we can talk with BCTV about. Because I believe they might already have some kind of a training thing that they might have out there. I'll get ahold of Mr. Jennings, and we'll set that up. Ms. Jones said OK. Thank you.

## **Announcements**

Chair Grogan stated OK, all set. I just have a couple announcements. The New Hampshire Association of Conservation Commission is starting up its Fall Lunch and Learn series in October. You can visit the website or contact Kathleen for the information. And Joppa Hill Farm in Bedford is looking for volunteers. You can visit their website and sign up there. And it looks like we are going into a nonpublic session tonight. Vice Chair Carter said alright, so I guess I have something I have to read.

**MOTION made by Vice Chair Carter to go into nonpublic session per RSA 91-A:3 II (D) for consideration of the acquisition, sale, or lease of real or personal property, which, if discussed in public, would likely benefit a party or parties whose interests are averse to those of the general community. Ms. Jones duly seconds the motion. Roll Call vote taken:**

**Ms. Bemiss votes yes.**

**Ms. Evans votes yes.**

**Ms. Donovan votes yes.**

**Mr. Killian votes yes.**

**Chair Grogan votes yes.**

**Vice Chair Carter votes yes.**

**Mr. Sullivan votes yes.**

**Ms. Jones votes yes.**

**ALL IN FAVOR – unanimous. The Commission moves to nonpublic session.**

Vice Chair Carter said that will put an end to this public session. Goodnight, Bedford. Chair Grogan said goodnight, Bedford.

The public portion of the meeting ended at 7:59 p.m.

**MOTION was made by Ms. Bemiss to seal the nonpublic minutes. Ms. Jones duly seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

**MOTION was made by Ms. Bemiss to go back to public session. Ms. Jones seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

**MOTION to adjourn at 8:12 p.m. was made by Ms. Bemiss. Ms. Jones duly seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

The next meeting will be held on September 27, 2022.

Respectfully submitted by Sue Forcier