

Town of Bedford
November 23, 2021
Conservation Commission Minutes

A meeting of the Bedford Conservation Commission was held on Tuesday, November 23, in the Town Meeting Room at BCTV, 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Patricia Grogan (Chair), Deborah Evans (alternate member), Julie Donovan (member), William Carter (Vice Chairman, Town Council), Stephanie Jones (member), Kathleen Ports (Associate Planner), Becky Hebert (Planning Director).

Absent: Dave Chiappetta (member), Beth Evarts (alternate member), Denise Ricciardi (Town Council alternate member), Stephen Clough (Planning Board representative), Gregory Handy (alternate member).

Chair requests Ms. Ports review the agenda items:

Approval of the September and October Minutes.

We have no Dredge and Fill Applications to review.

New Business – We will hear a request for a variance to build an in-ground pool within 50 feet of the wetlands setback.

Review old business.

Other business – An update on previously reviewed permits and variances.

Assorted updates from our October Workshop.

No announcements.

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 alternate considerations 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 - Chair Grogan said moving on in the agenda, do we have questions or comments on the September 28, 2021 or the October 26, 2021 meeting minutes? No questions.

MOTION: Mr. Carter motions to approve the minutes of our September Meeting. Ms. Jones seconds the motion. ALL IN FAVOR – unanimous.

MOTION: Mr. Carter motions to approve the minutes of the October Meeting. Ms. Jones seconds the motion. ALL IN FAVOR – unanimous.

No Dredge and Fill Applications to Review.

New Business:

Raymond and Lynn Arner - Review of a variance request to build an in-ground pool within the 50-foot wetland setback, at 77 Oriole Drive, Lot 7-14-57.

Chair Grogan said we have an application for a variance to construct an in-ground pool within the 50-foot wetland setback. Mr. Arner is ready to go.

Raymond Arner Testifies: Yes, thank you. Raymond Arner and my wife is Lynn. We wish to thank you for taking the time to look at our variance application and our submission to the Conservation Committee. We believe the application is complete. We employed a professional surveyor and wetlands engineer in helping us determine the best location for an in-ground pool. That was Mr. Earl Sanford who helped us with the plans. We located, I think if you can see it behind you, the full lot plan and then the proposed improvement area. It's probably the best way to understand where we were planning to put the pool. We found a location in our backyard which requires no disruption in terms of taking down any trees. It's a raised back lawn that would not require any grade changes. It sits well above the wetlands and the wet soil on the right-hand side. Looking at the house there, there's a circular driveway out front. To the right is a gravel driveway that goes to the backyard. To the right of that is where the wetlands area has been denominated. The actual stream is shown to the far right of our property. It's actually on the neighbor's property. It doesn't cross our property until well back in the woods. On the left-hand side of the house is ledge. Right adjacent to the house are propane storage tanks. The area there has mature trees. Our neighbor is probably right on the 25-foot setback, although it doesn't even look that far. The back of their house is virtually on the property line. It's marked there as Alt-1 on this photograph. That area, because of the setbacks, because of the ledge, because of the need to take down mature trees, is really unsuitable for a pool. There's another section there marked Alt-2 and that's going way back into the wooded area of our property in considerable distance and actually too far to even contemplate putting a pool back there. Looking again at the map, there's a leach field in the back left that's marked out in kind-of a circular area. The actual leach field is marked in a rectangle. To the bottom left of that, is where the septic tank and the sewage area is. That's unsuitable for a pool. Marked right behind the house, is an area marked off for the pool which is 14 by 34 with a 4-foot apron around 3 sides of it. A larger 12-foot apron that's right behind the house. There's a deck that's raised up on the second level, which we hope to extend out and down to connect with the pool. There's a garden marked there with a small square area. That's just almost abutting the apron of the pool. We located the pool there to avoid the wetlands as much as possible. I guess it should be noted that the house was built in 1975 and I think it was laid out in 1973. The positioning of the house was before the ordinance in question—before wetlands was implemented. We just took ownership about a year ago. Frankly,

hadn't understood that there was a setback of 50 feet for wetlands and didn't really contemplate the fact that a pool was considered to be a structure.

Mr. Carter commented a lot of people fail to ... Mr. Arner continued we learned that from Mr. Sanford. He helped us look at this. The pool is located as close to the house as we can. There's some setbacks—I don't know whether you have the documents right in front of you—that, there's one corner that's about 30 feet from an area that Mr. Sanford marked as wetlands that's actually kind-of a dry drainage ditch that's adjacent to a very large oak tree. That area there is sunken down from the property. The property probably is a good 5 or 6 feet (the backyard) above that sunken in area, which is marked off as both upland and wetland. Mr. Carter interjected it depends on the time or season if it's upland or wetland. Mr. Arner said I guess that's so, but frankly, I've never seen any standing water in what's marked as the wetlands. There's a stream that cuts through our neighbor's property and goes back through ours. Mr. Carter added unfortunately, you don't have to have standing water to have a wetland. You don't need to have standing water. Mr. Arner said yes, I understand that the wetlands consideration is about the type of vegetation and so forth. That's the closest point.

There are a couple other points that are marked. One is, if I recall right, is 48 feet. That's kind-of a diagonal arrow that goes from the bottom left corner as you look at it. And another one that's 38 feet there. I think maybe we can go back to the aerial photo that kind-of shows—that shows a little bit better where it's marked out where the pool is in relation to the house and all of the mature trees. To the left, as you look at it, there is the wetlands that track along that stream that runs between our neighbor's house and ours. Our neighbor actually has a pool, so I don't think the fact that we desire a pool is going to be objectionable. Mr. Carter said that's a very nice pool and pool area next door—really nice. Mr. Arner said I'm sorry? Mr. Carter repeated it's a very nice pool and pool area next door. Mr. Arner agreed it is. It's kind-of the inspiration for wanting to do something. We think we've provided the information necessary, and hopefully what we needed to make a decision about our request. I think I've covered a lot of the major points.

Just to reiterate a little bit, there's no trees to come down, no vegetation to be removed. The backyard is not the natural forest footing, if you will. That land had been filled many years ago as I understand it—probably around the time the house was built. It's raised up. The pool, while it may be a structure, it's a structure that holds water. I don't expect there will be a lot of runoff from the pool. Mr. Carter said well, you could, depending on—is it going to be a saltwater pool or a chlorine? Mr. Arner said yah, I'm still struggling with understanding that. Mr. Carter said okay. Mr. Carter said something that creates chlorine, right? Mr. Carter said as a pool does, it's not the pool that you're worried about. It's the 4-foot surrounding and all the area around it. It's impervious, so the water's got to go somewhere. Yes, some of it does go in the pool. The majority of it's not going to go into the pool, because there's water runoff from the house, the patio, the deck. That's what I see as, when you're taking away grass, the water has got to go somewhere. That's my opinion. I'll let everybody else ask their questions.

Mr. Arner added we have, just to go back, there's two gravel drives, if you will, that stand on both sides of the house which obviously absorb water as well. The one coming down to the pool area side and the other where the leach field is. It's gravel.

Chair Grogan asked does anyone on the Commission have any questions for Mr. Arner? Ms. Jones said I'm going to let you ask yours. Mr. Carter said okay, looking at this—is there a way to get it closer to the house? One point is that 30.3 feet. Everything else seems to be—is there a chance that we can straighten that pool out to the house to get it closer to the house so that we have more of a quote

unquote 40 feet kind-of setback? I know you had a 48. Mr. Arner said well that means giving up two things. One, there's a garden area. The second is the deck, as we envision, we would extend that current footprint of the deck out a bit and then down. There's not a lot of room there. Mr. Carter asked would there be any consideration to make it a 16 by 30 pool versus a 16 by 34? Mr. Arner said we've already ordered it. [laughter] Mr. Carter said okay. Mr. Arner said I'm not sure where that would leave us in terms of ... Mr. Carter said I'm just trying to get us a little bit further than that 30.3 feet from that closest point. That's all I'm trying to do here is to situate the pool. That closest point is only 35 feet. That's what I'm trying to do. That's that basic. I have no problem with the pool going in. Everybody deserves to use their property the way they should. Mr. Arner asked are you suggesting 5 feet? Mr. Carter said I'm just trying to situate that square where it's 5 foot or a combination 5 foot closer. You're talking about a 4-foot apron on 3 sides and a 12-foot apron on the main side, which is going to be the area that you come down off the deck and you'll have the grill. You'll have all the things like that. I'm just trying to get that pool just snugged up just a little bit closer so that we're closer to the 35 feet versus the 30.3 feet. Mr. Arner said well on that note, I need to ask the decision maker. Ms. Arner said I think that would be okay. As far as the side of the pool, it's a fiberglass pool. I don't know if it even comes in that size. Mr. Carter said that's fine. Is it an above-ground pool or an in-ground pool? The Arners said it's an in-ground pool. Mr. Carter said okay. If you've placed the order, I know how long it takes to get all this stuff done. Obviously, you want to be first on the list when they come out in the springtime to be able to do this because they're not putting a pool in right now. Mr. Arner said that was our hope. It actually took us a couple months to get this work done because Mr. Sanford was engaged doing work for the town apparently. Mr. Carter said, and he's done a lot of work. I'm just trying to figure out a way of just taking what you want and getting it closer to the house and further away from. Mr. Arner said you heard the decision-maker. We can probably move it 5 feet. I'd have to get him to redraw this. Mr. Carter said again I don't want to send too much extra work for you to get this done. I'm just saying, and also the other thing is to have some kind of a rain garden or something towards that corner—towards the wetland so that when we do have overflow or a heavy rain, that it's treated before it gets—even though it does say upland/wetland kind-of thing. It was designated wetland for a purpose. Earl will not do something on a whim. He has had some extensive information to make sure that that is quote unquote what he determines as being fine. Mr. Arner said yah, Mr. Sanford put something on here, it's called a silt barrier. Mr. Carter said that is what protects the construction. That silt barrier—he'll put—it's an organic kind-of tubing that he'll put around, stake it into the ground, to make sure that if anything happened during the construction, none of that gets into the wetlands. So that's what that is for. That will stay there. It will pretty much compost until it goes away. That's really what that is set there for if I'm not mistaken. Ms. Hebert agrees. Mr. Carter continues that's all I'm saying. Great to have a pool. I'm just trying to get it just a little bit closer to the house. Other than that, I'm just saying a rain garden—that filters the water before it does get to the wetland per se. That's all that is. Ms. Hebert said your engineer can add that to the plan when he shifts the pool, and he has standard construction details for that. He'll be able to do that for you. Mr. Arner said I'm not familiar with that. Ms. Hebert added it's really a kind-of a bathtub shaped garden with native plants that like to be wet periodically. When the water overflows from the pool, it splashes into this rain garden and infiltrates. Mr. Arner said I thought you said rain guard, but you're saying rain garden. Mr. Carter affirmed rain garden. Mr. Arner said oh I know what that is. Ms. Arner said like MJ had. Mr. Arner said yah I know what that is. Mr. Carter continued it's more protective—that's why we have easements. That's why we have a 50-foot setback. It's to try to protect, because that area there leads to that stream that is off your property except for the very back. That just protects all that. It goes into 20-year storms, 50-year storms and 100-year storms. Those kind-of things. That's all we're really looking at—at least I'm looking at—it's just manipulated just a little bit more to move it. Mr. Arner said that's a good idea considering we're going to be landscaping a bit. Mr. Carter said exactly. That's all I have.

Ms. Grogan said okay. Any other questions for Mr. Arner? [no questions] Okay. Can I have a motion? Mr. Carter asked Becky, did you put one up here for someone to say? A recommendation? This is going to the ZBA. That's what we're recommending is to go to the ZBA. Ms. Grogan asked can someone make a motion then? Mr. Carter said I guess I did all the talking. I guess I should. [laughter]

MOTION: Mr. Carter motions to recommend approval of Raymond and Lynn Arner's request to build an in-ground pool within the 50-foot setback at 77 Oriole Drive, Lot 7-14-57 to be no less than 35 feet from the edge of that 50-foot wetland. Ms. Jones seconds the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.

Mr. Arner said thank you. Chair Grogan says thank you Mr. and Mrs. Arner. Mr. Arner asked so this will go onto the next...? Mr. Carter said yes. You're on your way to getting on the ZBA's agenda now. Ms. Ports added, in December. Mr. Arner said thank you. Ms. Grogan said enjoy your pool. [laughter]

Review Old Business:

Goedecke Eagle Scout Project:

Chair Grogan asked Kathleen do you have an update on the Eagle Scout project involving the kayak dock? Ms. Ports said I do. We conducted a site visit. I just want to quickly show you what the proposal looks like. Parking and the beginning of the trail, as you can see on this graphic, are on the church property. The trail would cross into town property. The open channel is actually here on town property. We talked about putting the kayak dock parallel to the water rather than out into it. The next steps in terms of moving forward are that we would probably need some sort-of agreement because of the unique relationship between the access on the church and the town land. Also, about responsibility—it would be a seasonal dock. Well, I guess that wouldn't have to come in and out if it's on the upland shoreland. It might have some requirements to be moved away from the shoreline seasonally and then maintained in the future. I've also requested that the Eagle Scout look into access on the channel. If you look here, this is town line here. Kayaking out in this area is on a different property. I don't know for sure if that requires an approval from that landowner or if it's considered a public waterway. I've asked the Eagle Scout to follow up on that as well. Those are a couple of outstanding issues. Ms. Jones asked how do you find out what resources—like where would he find that information out if it's a public waterway? Ms. Hebert stated it's not a navigable waterway, so it is. Ms. Hebert said you would need a landowner agreement. Ms. Ports added it's in the RSA's. Ms. Jones said okay. Mr. Carter added if you're on someone else's property and you get hurt, whether they have permission... Ms. Jones said okay.

Ms. Ports said that could be a challenge for the project—getting all those landowner approvals. It's going to be a couple upstream landowners. I've shared that we have a list of projects that could be considered. Ms. Grogan asked is it about 2 miles? Did he say? Ms. Ports answered that's what he said, but I haven't measured it. I would be surprised if it was that distance. It might be. Ms. Grogan asked any questions for Kathleen? [no questions]

Monument Replacement:

Ms. Ports stated In terms of monument replacement, we've hired Sanford, if you recall, to replace the missing monuments. Four of five properties are done. We did a site visit last week to look at a couple locations on the Sebbins property and troubleshoot a little bit. That's happening probably next week. That's just about finished.

Property Blazing on Conservation Lands:

Ron Klemarzik was hired to do the blazing, and he has started at the Northern side of Sebbins Pond. He also started the trail work out at Pulpit Rock. Today we flagged and cleared the reroute because the back end of that access easement—we wanted to connect the trail to where it actually aligns. Right now, because it was so impenetrable, there was a bypass. Ultimately that's on private land. We re-routed. That's been done. It's been re-tagged. The trail was cleared today. There's definitely some more work to be done out there. We made really good progress on that. I believe Ron is planning to get back out next week to do the blazing out at Pulpit and continue on. Ms. Grogan said okay. Any questions for Kathleen? [no questions].

NHACC Conference Debrief:

Chair Grogan said next on the agenda is the NHACC Conference that was held November 6th. We had a few members participate, including myself. Would anyone like to share their experience with it? Ms. Donovan said well I could. I actually brought a report. I'll just read it verbatim. [laughter] Chair Grogan said it's like school. Ms. Donovan said when you can't do anything apart from use one hand... you know... Chair Grogan said you must have been really bored. Okay. Ms. Donovan said I enjoyed it. It was the first time I attended the NHACC, and it was all by Zoom. It worked beautifully. No technical hiccups. I'm hoping next year they will have the option of meeting in person. I much prefer it to sitting at my dining room table. I liked the business meeting at the beginning. There were some beautiful photographs particularly the owl on the trail sign, and in the chat, people mentioned that. That was really nice. I liked the guest speaker, and I have bought her book. It was an interesting premise about how when you go walking in nature, you feel a lot happier, and it's really good for your mental health as well as your physical health. Now the bad bit. Session 4a. I did NH Wildlife Corridors. I thought they were very excited about the computer part—to get all their maps in one place. But people were asking questions about it, and they said well send me what you'd like, and we will send you the answer. I tried the map link afterwards and basically Bedford had a green blob in various places. They didn't really have enough detail. So, I was a little bit disappointed with that. But Session 4b. Enhancing Wildlife Connectivity at Road Crossings was wonderful.

Ms. Jones said I'm sorry I am laughing because we both went to the same ones, and I didn't even think I knew you were there. Ms. Donovan continued well my name was up, but I didn't make an appearance. Ms. Jones said my camera was off too. [laughter] Ms. Donovan continued I thought that was wonderful. I liked all four speakers. They had some excellent ideas and also photographs and videos and everything. It made me very gung-ho. I began to think well if ever they replace any culverts underneath 101 or what they're doing up on Boysen... I wonder if they have the wildlife corridors through there. I thought it was really good. I did rewatch it yesterday afternoon, and I agree, I think that was really worth anyone watching. It was very worthwhile. That's it.

Chair Grogan said excellent. Thank you. Anyone else? Ms. Jones said for me, I enjoyed all of it. This is the second year for me. I think people in Bedford would really be interested in what the keynote speaker was talking about in terms of physiological and mental benefits of being in nature—especially with this town’s priorities of conserving land when it’s available. I definitely think that’s something that maybe the library should feature or maybe we could share it out on the website. I haven’t read her book, but I appreciated her presentation. There’s a lot of data and scientific research to support her stances. It’s not just—and it does make me feel good—it’s actually backed by scientific research, which is great. In terms of the corridors, it was not necessarily the easiest for a lay individual to understand. Obviously, these are true scientists who are really deep in data and the maps. It wasn’t easy to understand, but what I felt like was it was something we could probably explore once we start—we have so many projects—but eventually, that could be something we could discuss. Ms. Donovan added I’d like to incorporate it in there because I looked at the map after this meeting was over and it was literally—it was either green or not green. There was no detail. It was like somebody just got a brush and went splush! Ms. Jones continued maybe they just need more data from people that are actually living in the area to report it. So that could probably be a future project. [Board in agreement] I took both of those—I attended both because I thought there was a connection between the wildlife corridors and enhancing connectivity at road crossings. I know we have some signage that went up. It’s interesting to think about how—what was the one speaker—he talked about underneath the road and how it was falling apart and so they decided to—I think they might have applied for grants, I can’t remember. I’ll have to rewatch it. It would be kind-of interesting to put money toward—if there’s any areas where—like I was driving through Merrimack this morning, not that that’s Bedford, but there’s an area that goes over the river and yet just the other day a mink got hit and I was thinking, Oh! Well, it would be interesting to see if, in the future, if they could develop or think about connectivity at those kind of road crossings—if Bedford could think about that. That’s kind-of what I took away. I do like that they also send us the recordings so we can rewatch them. I’d like to go back to, and I think that would be something for members if they are interested. We could share. That’s a really nice resource to have. Ms. Donovan added they pointed out at the end of 4b, please share it, but make sure people don’t go away and tell everybody where these are. Mr. Jones said oh, yes. I just meant specifically for Commission members. Ms. Donovan continued yes. I think it was really worthwhile to see the ideas and a lot of it was very little money. You could put it in the planning stage.

Ms. Ports said I attended the one on Using Technology. It was about the Gaia App, which is an app that I’ve been using to map when I’m out in the field. It is really useful, and I learned a few new tips. That was helpful. I also attended Using Citizen Science to Support Your Natural Resource Inventory. That would, I think, tie really well with the wildlife corridor. That’s what’s going to help you refine where those corridors are. It also ties in really nicely with the BioBlitz. I’m going to reach out to the state and find out if they’re going to—I’d like to see them do a Spring and a Fall BioBlitz again. Whether that’s something they’re going to continue, and if not, then maybe we could think about doing one at the town level ourselves. That’s certainly an option as well. Ms. Donovan said with Bedford Women’s Club I sold The Twelve Walks at \$25 a pop. That’s really helping scholarships this year. We were going to have the meeting before Thanksgiving. As soon as I can drive, we’ll meet again and just do some planning and certainly the iNaturalist—get people to download that. We can have a little practice go and everything. Ms. Jones said that sounds great.

October CUB Day:

Chair Grogan said thank you. Bill, please give us an update on CUB Day. Mr. Carter said CUB Day was October 16th. We collected over 800 pounds of roadside trash. With the Spring and the Fall day—a little bit under 2,400 pounds of trash roadside. It was a great success. Thank you everyone who came out to do that. I had a lot of support—schools, clubs, high school, helped out immensely. We will be doing it next year and you can put on the calendar April 16th, 2022 as being the Spring CUB Cleanup Day. I've got some support from the Bedford Men's Club and had a vote from the Town Council who will be putting CUB Club road signs on Wallace Road coming in from Merrimack and in from Goffstown. That will be the test that we'll be doing with that. The Town Council was very excited with that. We will do that in the Springtime in conjunction with the April 16th day. We will test those. There was some talk about not having these all over the town. But there are certain roads as you come into town that there might be organizations that would like to sponsor a road. When it comes time to clean up—CUB Day is a day. Cleanup Bedford should be something that is done on a daily basis. I live on New Boston and my wife and I are out there because it is a main access to get to the Transfer Station. We're starting to find—matter of fact—pulled in my driveway tonight and I have a trash barrel sitting next to my mailbox. I'll give it a day or two before somebody to see if they lost it before I move it away. CUB was a great success. I thank everyone. We're going to be working on a lot of different things—maybe some t-shirts—so when you're out there, they glow yellow C-U-B on the back. So, people know that you're out there picking up and making Bedford beautiful. Thank you very much. Chair Grogan said thanks Bill. Ms. Donovan said Bill, I still have the sign in my garage. I'm happy to keep it and then you can just give me the stickers to put the new date on? Mr. Carter said yes. I will bring those to the meeting before we start this. It's great because the only numbers I need to change are the 1 and 0 to a 0 and 4 because it's the sixteenth. We are going to change one thing. It's going to be from 9am to 1pm—not 9am to 3pm. We noticed everybody wants to get their pickup done before 1 o'clock. Plus, it allows the town more time to maybe pick it up that afternoon because now people are done. They can go around town to pick up those blue bags. Ms. Donovan said yes, ours wasn't picked up until Monday. Chair Grogan asked any other questions for Bill? [no questions]

Chubbuck Road – No Update.

High School Ecological Program – No Update.

Ms. Jones commented I was thinking about the High School Ecological Program when it was the gentleman from—I think it was Pete Steckler from the Enhancing Wildlife Connectivity. There was a section where he was talking about the cameras. He had some tips and tricks on there. That might actually be relevant and very interesting to maybe have the clip that could be important for the teacher to share with them. [Ms. Ports agrees] I was thinking about that the entire time he was discussing about having lockboxes on them—not necessarily for keeping them in one place and not having them taken, but also keeping your camera located in one spot and not jiggling it too much when you're changing out the cards and things like that. He did actually have a section that was on that. I thought it would be relevant. Chair Grogan said very good. Thanks. Ms. Ports said send me the video and I'll share it with the school. Ms. Jones said okay.

Other Business:

Previously reviewed permits and variances.

Crandall Variance: Ms. Ports said the variance request at Crandall and Martin were both approved by the Zoning Board.

Everett Turnpike - Bedford Tolls Project: Ms. Ports said the Everett Turnpike – Bedford Tolls Project was approved by the State.

Nashua-Manchester-40818 – Rail Station Review: Ms. Ports continued as you might recall, we had a request from DOT for information about the site conditions and mitigation opportunities related to the Rail Project. A couple members and I went out and did a little site visit and wrote a letter. You have a copy that you can review. If you have any questions, you can let us know—or thoughts about what to include next time. That was sent out, and I did get a call back from the consultants asking for more information about the Heritage Trail. That was good that we mentioned that to them. I think that's it for previously reviewed permits and variances. Chair Grogan asked any questions for Kathleen? [no questions]

Marston Property Conservation Easement: Chair Grogan asked Becky, would you give us an update please? Ms. Hebert said sure. Staff is working with the Town Attorney to comment on the draft Conservation Easement that was sent over from Piscataqua Land Conservancy for the Town's review. We will share a redlined copy of that easement document with Commission members. We can have a special meeting if we need to review the terms in person. Keep an eye out for that update. We are on track with all the other due diligence items for the Marston property. Chair Grogan said great. Any questions for Becky? [no questions] If a member wanted to provide any edits to the deadline, what should they do? Ms. Hebert answered prior to the deadline for the conservation easement—we will either hold a Special Meeting to review it in person or you can email me or Kathleen with edits for the easement document. Chair Grogan said okay. Thanks, Becky.

GIS Trail Maps: Chair Grogan asked Kathleen, can you tell us about the Town GIS Trail Maps? Ms. Ports said yes. I thought I had sent myself a link, but it's not coming through. Tying in with the Trail Stewardship Program that we've been talking about, and just a general need that we've been talking about was a way to more readily locate where we have a trail system here in the Town of Bedford. The representative—our GIS Coordinator—Brandon Boisvert is working on an application for us. He has started to put it together. I sent you a link, and I would love for you to play with it. Tell me what it's missing—what else it needs. We've identified a few things like where the parking areas are. Each property has a link with a drop-down box. The goal would be to have a link in that box that would take you to a pdf that you could print and review. Eventually it will be available to the public, but we're still ... [Ms. Ports finds the link on the computer] it is there! Ms. Donovan said I think they must have added parking. When I looked at it on my phone, it didn't have the parking. Ms. Ports says this is different, I think. This is a different layer. This is useful. Not everything is on there. Ms. Hebert said eventually we'll be able to have that layer on this map and have special maps made that can be easily printed. Ms. Ports continued is mileage important? Trail conditions—steep, easy—that kind of thing—great for families, great for trail run—that kind of thing. All that kind of information would be—maybe those are things we'd want to incorporate. If you could just share with me your thoughts. I will share them with Brandon, and hopefully we'll have another iteration for you to review next month. Ms. Donovan said I like it. It's the first attempt and I was thinking I wish that existed 11 years ago when I moved here

because I was looking to find all the trails in one place. It was excellent. Ms. Ports said great. I think that's it on the trail maps. Chair Grogan asked any questions for Kathleen? Anyone else? Ms. Jones asked when would you like feedback by? As soon as possible? Ms. Ports answered I think I—did I put a deadline on there? I thought I put a deadline on the email. Ms. Jones said you weren't specific with the date. Ms. Ports said oh. Okay. How about like December 3rd. That gives you 2 weeks. Is that good? [Board is in agreement]

Educational Farm at Joppa Hill Lease Area: Chair Grogan said next is the Joppa Hill Educational Farm Lease Area. Becky? Ms. Hebert answered sure. This is an update for you all on the Educational Farm at Joppa Hill. The Educational Farm at Joppa Hill worked with Planning staff and Town Council to better define the area that they lease from the Town over at the farm. We had a lease agreement with the Town and a Management Plan that had very conceptual hard to determine on the ground where the boundaries are, maps--as exhibits to these documents. None of the three parties really knew exactly where the lease boundary was. The group decided to enter into a Memorandum of Understanding so that when PLC is out doing their monitoring, it's important for them to know where the farm activities begin and end because of the lease restrictions and terms of the easement and the Management Plan. We were very happy we had Brandon's help over at the DPW—the GIS Coordinator. He mapped an area that was bound by stone walls on the farm property by Joppa Hill Road along the Eastern boundary. It's an area that will be easy to spot in the field, easy for people to monitor. All the parties agreed this should be the lease boundary. It also met—the lease area had to be around 35 acres. When the area was taken from the space that they said—hey, this is where we do our activity—it was 34.5 acres. We took that Memorandum of Understanding to Town Council and Town Council authorized the Town Manager to enter into the MOU. The next step will be for the Conservation Commission to work towards having the Joppa Hill Farm property surveyed the way we've been surveying other Conservation lands in Town. There's no rush to do that because we have a full plate right now with survey activities and due diligence for the Marston property. These surveys are expensive. We want to wait and let the Conservation Fund replenish a little bit. Ideally, we would have a surveyor go out and survey the entire property. We would have the property boundaries blazed again. Then this lease area would get identified in the field with some survey monumentation so it would be even easier to spot. This was something that was a priority for the Farm and the Town because of their lease agreement with the Town. It's good to see everybody on the same page, and that it all worked out. Chair Grogan asked any questions for Becky? [no questions]

List of Projects from October Workshop: Chair Grogan said okay, Kathleen. Do you have an update on the October Workshop? Ms. Ports said at our October Workshop, we talked about having a list of projects that could be implemented by service organizations. You have a list in front of you. I would love for you to review it. Let me know if there's anything you want to add to it. We can post this on the website. I spoke with the Recreation Department, and they also mentioned some picnic tables. I might add that to this list—especially some of our shared facilities like along the Heritage Trail. Potentially at Benedictine Park—there's no picnic facilities there now so a couple of tables would be nice. Those would be great projects. It's just a living, breathing document. It can change anytime we want to add or take something off. Chair Grogan asked any questions? [no questions]

Trail Stewardship Program: Chair Grogan asked how about the Stewardship Program Ms. Ports shared I have flyers ready to post. I'll get those out tomorrow. I'm going to put them up at the kiosks—recruiting for the Trails Committee. The flyers were also released on social media yesterday. I mentioned the Trail Stewardship Committee to the abutters out on Pulpit because I notified them about the blazing. I got a couple of hits that way. I'm hoping that we'll have a decent recruitment pretty

quickly. Following on the Trail Stewardship Program that we decided that we would pursue, I put together a quick little summary and timeline of what we might engage in as we move forward. Again, once the committee is compiled, I think that they might set their own timeframe and agenda. It just helps to have a framework to start from. The inventory of trails is underway. One of the things was okay well where do we have trails? What are our mileages? What kind of infrastructure is out there? If any of you want to pick an area and do an inventory, I have a little form you fill out and basically just do we have a kiosk or garbage or pet supplies? Do we have picnic tables? Where do we have bridges? Just gaining a better understanding of our facilities. That has been started. We've gotten a few properties done. I did Legacy recently and Sebbins Pond, I think, is done. You have a little spreadsheet that shows you which properties are done. Heritage Trail is done. Thank you, Patty. Ms. Grogan said you're welcome. Maybe everyone could pick a trail and get it done? Ms. Ports said yes. Chair Grogan added that would be great. Ms. Ports said so maybe if you want to grab a trail, send me an email so I can let everybody know who is doing what. Chair Grogan asked does everyone have the forms to check off? Mr. Carter asked was it in our packet? Ms. Jones said I don't think we have the check-off form. We definitely have the report, but I don't think we have the check-off form. Chair Grogan added and then you can make copies depending on how many trails you want to do. How many are left? There's like 4 done? Ms. Ports said there's quite a few to go. Waterfowl is done. Van Loan, Pulpit—is going to take a little bit of work—Mueller Park—that would be really quick. Joppa Hill and I don't think there's any infrastructure on Benedictine Park, so that's done. Chair Grogan asked so no one has to go into Pulpit? Is that going to be like...? Ms. Ports said no. Pulpit should be done. It needs to be done. Chair Grogan asked who did Waterfowl? Ms. Ports said I've been out there, so I inventoried the structures when I was there. I did Legacy this past weekend. The trail out at Joppa is not too long. So, we're working on recruitment now. Like I said, I've got the flyers done. I'm going to post out at the kiosks. I'm going to reach out to some of our other groups that are active in Town and ask them to spread the word—if you're in any other organizations or have any friends you think might be interested—please ask them to get in touch with me. I'm starting a spreadsheet. We'll send out a plan for January. Mr. Carter said I did see that on the Facebook page for the Town. Colleen did put that out, I was going to make notice of that. I saw that today when I was—so looking for volunteers, so that's great. Ms. Hebert asked could Town Council make an announcement at their December meeting? Mr. Carter said yes. Just drop me a quick note just before that so I'll have it in my Council minutes or my report that I put out. I'll make sure that's done.

Ms. Ports continued something to think about moving forward as well—I think it would make sense to have a representative from the Conservation Commission on the Trails Committee. We would want to volunteer for that. I'll be supporting the Trails Committee as well. Some of the things that might be their list of responsibility is just sort-of a framework for the program. Developing trail standards and structural standards, so trail widths. Standards in designs for various infrastructures like bridges or elevated platforms. Then we would have a Spring maintenance event. That's simply just walking the trail. Doing a little bit of clearing. Picking up brush. That can happen any time of the year. Most of us are probably stewards and don't even think about the fact that we are. Then, what we're already doing is having some standardized trail maps. We have a lot of different variety of trail maps. Do we want to have something more standardized that clearly represents oh, that's the Conservation Commission—something more recognizable? Having criteria if there's a proposal for a future trail. What sort-of things do we want to consider if somebody wants to put in a new trail somewhere. What criteria would it need to meet? Mr. Carter interjected Marston. Ms. Ports continued looking for opportunities to connect trails or expand existing trail systems and the full maintenance. Those are just some of the ideas about what the group could be working on and thinking about. There might be a different group that works on future trail expansion. It just depends on the volunteers that we get and where their interests lie.

Mr. Carter asked Madame Chairman, do we have an update on how much longer the work on Bowman Brook down there on the 114 and 101 interchange, how much longer they're going to be to finish that off? Ms. Hebert answered no, I don't know what their timeline is. We can inquire. Mr. Carter said I know the tubes are in because I saw those big 7-foot round tubes. They had to connect them all. Ms. Hebert added it was a sleeve lining. Mr. Carter said then they were supposed to be concreting between the old 8-foot and what the 7-foot were. Ms. Hebert said the weather's quickly closing for work. Mr. Carter agreed, that's correct. Ms. Hebert said they may need to go back in the Spring and do some. I don't know if they have any restoration plantings and things like that. Mr. Carter said thank you. Chair Grogan asked any questions for Kathleen? [no questions]

Chair Grogan asked do you want to present a Staff Report for us? Ms. Ports said that's what I just did earlier. Sorry. So, yes, if there's any other thoughts or ideas or different ways of going about things that you guys think about or want to recommend, I'm totally open to that.

Chair Grogan asked there are no PLC events going on? Ms. Ports said no, they are planning a Winter Tracking Hike, and I think an Entomology Hike in the Spring. There are no dates yet on those things.

Mr. Carter said before we adjourn, I just want to say very well done for your first live meeting as Chairman of the Conservation Commission. Chair Grogan said thank you, Bill. Mr. Carter said you followed the script quite well. And with that, I'll make it a motion to adjourn.

MOTION: Mr. Carter motions to adjourn the Conservation Commission meeting. Ms. Donovan seconds the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.

Meeting Adjourned at 7:59 pm

Next meeting will be held December 28, 2021

Respectfully submitted by Sue Forcier