

**Town of Pelham, NH**  
**Pelham Conservation Commission**  
**6 Village Green**  
**Pelham, NH 03076-3723**

**MEETING OF 10/11/23**

Members Present:

Karen Mackay, Al Steward  
Ken Stanvick, Mike Gendreau  
David Abare, Kelvin Webster  
Jesse Vaughan (alt), Paul Gagnon

**APPROVED 11/08/23**

Members Absent:

Scott Bowden (alt),  
Kara Kubit (alt)

Al Steward brought the meeting to order at 7:03. Mr. Steward led the Commission in the Pledge of Allegiance.

**NEW BUSINESS:**

Map 41 Lot 10-246	10 Bridge Street – Dumpsters are currently located in the WCD. A new location is being proposed. Applicant will be seeking a variance from Zoning Board of Adjustment (ZBA) – Presentation by Dina Zisis and Leo Zisis of MZL Realty, Inc.
-------------------	--

Mr. Steward began with a review of the case. There are 3 dumpsters on the left side of the building and 2 dumpsters on the right. The dumpsters on the right side of the building are the subject of this meeting. The applicant had understood the dumpsters we would be talking about tonight were the dumpsters on the left side of the building. They have agreed to look at the dumpsters on the right side of the building and come back with a plan for a location and/or plan for how to keep these 2 dumpsters from infringing on the outflow pipe in the detention area. Ideally, the dumpsters should be moved out of the WCD.

The problem with the 2 dumpsters on the right side of the building is that when the dumpster company empties and resets the dumpsters, sometimes they push the dumpsters too far back and they are set within the detention area and at times obstruct the outflow pipe that directs water into the wetland. Detention pond outlet structures have been squeezed which prevent the flow of water out of the basin.

Mr. Abare is concerned of garbage, fluids, trash leaking or blowing out of the dumpsters and getting into the surrounding wetlands. He asked about illegal dumping in their dumpsters. The dumpsters are locked, but the owners have had problems with excess dumping on their lot. He thought a foundation around the area of the dumpsters could help contain the materials in the dumpster and prevent them from getting into the wetland.

Mr. Steward thought a platform/foundation with a fence could keep the dumpster in the exact same place after each pick-up. The platform with fence would prevent the dumpster company from pushing the dumpster too far back on the lot, into the detention pond.

Mr. Zisis asked if they built a foundation pad with a 1 foot high wall around the pad if this would contain any fluids that leaked out. This could be a solution that allows them to keep the dumpsters in their current location. Commission members would like to see the dumpsters moved out of the WCD to the greatest extent possible. The owners are not sure that can be accommodated as there is limited space on the site and they do not want the dumpsters on the far south end of the site because it can be a safety issue for employees and they are concerned with unlawful dumping if the dumpster is so far out of the visual sight line.

The applicant agreed to work on a plan and come back to us when it is complete. They will need to go to Zoning Board and would like our input before the Zoning meeting. The Commission did not vote on this case at this meeting.

Public Input:  
None.

#### DISCUSSION:

Dave Abare will lead a discussion of the draft copy of the new Conservation Plan
--

Mr. Abare talked with Jay from Nashua Regional Planning Commission (NRPC) this morning. Jay is working on adding and testing out hyperlinks for the document. This would allow a person reading about one of the forests or ponds in the Conservation Plan, to click on a link and be brought to another source of information related to the link. This needs to be tested to make sure the links work in the manner that is intended. Jay is also working on how to do revision controls. This would apply to documents linked to the Conservation Plan. For example, if the Conservation Plan had a link to a revision A document for a particular aspect of the plan and the revision A document was updated to revision B, then the revision B, updated version would be accessible through the links. The Commission wants to make sure the most up to date information is available to the residents of town. A new copy of the Conservation Plan, with corrections, was sent to the members in their emails today by Mr. Steward.

#### WALK IN ITEMS:

Ms. Mackay monitored the Dunlap Easement last week. She met with the homeowners and discussed the easement with them and gave them a copy. This property is located in the corner of town on the Pelham/Dracut town/state line. The town/state line is in the middle of the field on the Dunlap property. The property is a working farm. They have 11 cows that they sell for meat and about 39 chickens. The easement was put on the property by Ms. Dunlap's mother in the 1990's. The property is approximately 130 acres with the Pelham portion of the easement at 17 acres. The remainder of the property is in Massachusetts and is also under an easement. The portion of the property that is not part of the easement is about 7 acres around the house and barn. The property is in excellent condition. The Society for the Protection of NH Forests holds a secondary easement on the land and they require the town of Pelham fill out an easement report each year. The report is very basic and asks questions related to the condition of the land.

Mr. Webster asked if we could discuss the treatment of bittersweet again this month. He would like more information on how to manage this invasive plant on his land. He has been cutting it and leaving it

hanging in the trees. It is too tangled to get out of the trees. He is concerned about the weed killing the trees. He does not want to use chemicals to control this plant. Mr. Gagnon said he was doing the right thing. We will never be able to eradicate this plant, we can only try to manage it. Mr. Steward said he would see if he could get more information about the treatment of bittersweet from NHDES. Mr. Stanvick is opposed to using chemicals to control this plant or other plants. He said there are chemicals in the herbicides that have been determined by the State of California to be carcinogenic. The federal government sometimes said yes you can use these chemicals they are not too bad, but California says do not use them, if possible, they are dangerous. Mr. Gendreau said the town forester is working with some of these herbicides and he needs a permit and license to use these chemicals.

Mr. Steward attended the Little Island Pond directors meeting last night. They are trying to manage weeds in the lake which have been pervasive this year. They have used a water gator, which is a machine that cuts the weeds, brings them up a conveyor belt into the boat, then the cut weeds are taken to shore and are disposed. This technique is allowed by the state to manage the pond weeds. The state has asked for the halt of this process lately because there is a new pond weed that is spiny and brittle. The weed can root in from broken fragments of stem. This can create an explosion of growth if multiple stem segments settle on the bottom rather than get scooped out of the water.

DES has asked Pelham to participate in a watershed plan. This plan is to work to improve the quality of water in the entire watershed. This project could be years long or continue to be ongoing as they strive to improve water quality. The state and lake residents' want the water in Little Island Pond to be as pristine as possible. Next week, Mr. Steward is meeting with Gumpas and Long Pond Associations along with Dena Hoffman. This is part of the mission of the Conservation Commission to help other organizations that have similar goals as us.

### **MINUTES:**

Ms. Mackay wrote up minutes for a joint Conservation and ZBA site walk. Conservation did not have a quorum so it was not an official meeting for us so there will be no voting on the minutes. Ms. Mackay shared the notes from the Commission with the ZBA secretary with the understanding that both the Conservation and ZBA minutes will be filed together. This was for a case on Woekel Ave.

Motion: (Stanvick/Gendreau) to approve the September 2023 minutes.

Vote: 6-0-1 in favor. Gagnon abstained.

Motion: (Gendreau/Abare) to approve the non-public minutes of September 2023.

Vote: 6-0-1 in favor. Gagnon abstained.

### **NON-PUBLIC SESSION:**

Motion: (Mackay/Gagnon) to go into non-public session to discuss land acquisitions in accordance with RSA 91A:3, to seal the minutes of non-public, to adjourn after non-public.

Vote: 7-0-0 in favor.

Adjourned at 8:05 p.m.

Respectfully submitted,  
Karen Mackay,  
Recording Secretary