

# Town of Milton

## Conservation Commission



PO Box 310  
424 White Mountain Highway  
Milton, NH 03851  
(p)603-652-4501  
(f)603-652-4120

**4/5/2023**

**Meeting Minutes**

**6:00PM**

### **ATTENDANCE:**

**Members:** Virginia Long (Chair), Steve Panish, Robert Weiss, Wayne Sylvester, Jeff LeClair

**Guests:** Craig Salomon, Lee Pilkovsky

Virginia Long, Chair, opened the public session at 6:00PM.

- 1.) **Welcome guests: Craig Salomon from Tayzach Realty and Lee Pilkovsky**
- 2.) **Ascertain who is present and approve alternates to serve as full members if needed.**
- 3.) **Tayzach Realty presents plans for developing Map 5 / Lot 7 on Willey Road, asking variance from ZBA for two duplexes:** Craig Salomon in attendance.  
Property located on Willey Road with unusual features; 16 acres L-shaped, 287 ft frontage on Willey. They are looking to develop and met with Bruce Woodruff – he recommended he present to the MCC. Regarding the land – the zone indicates the lot should be 2 acres with at least 1 acre of upland, although the upland does not have to be contiguous. Bruce also recommended he go to the zoning board and ask for permission to build two duplexes. Craig S. is looking for feedback and suggestions from MCC. They are only at the beginning of the process. There is sufficient upland to create two lots if needed. The land overlays two districts – wetlands conservation district and shoreland district. Steve asked how two lots would be done on the existing land? With a subdivision a road would need built. Craig S. is confident they will be within the parameters regarding a shoreland ordinance. Within the shoreland zone they will also need to make sure the soils accept a septic system. Craig S. – the septic permits is the next issue. Steve – the ecology of the area is the highest valued wetland. It ranks high with its proximity to Miller Brook which feeds into the Salmon Falls River. CC consideration is primarily focused on protection of wetland. He asked how Tayzach would protect the wetlands and minimize the potential disturbance to wetlands. Craig S. – they would add protective covenants and enforce them (and allow the town to enforce them). If there is any violation, the violator would be responsible for all fees due to cost of enforcement. Steve – include right of inspection for town officials, permanent markers delineating the buffers, and suggested discussion with a wetland scientist. Virginia asked them to keep the MCC informed. MCC will also discuss and put together a letter. MCC will urge ZBA/PB to ask for an individual wetland scientist and provide information on a buffer as a condition of granting a variance or require a 100 ft buffer be naturally vegetative in state. The MCC may schedule a site walk of the property.
- 4.) **Annual Election of MCC Chair, Vice Chair and Treasurer:**  
Bob- motion to nominate Virginia as Chair; seconded by Wayne. All voted in favor; motion passed.  
Wayne- motion to nominate Steve as Treasurer; seconded by Bob. All voted in favor; motion passed.  
They will do without a Vice Chair for the future.
- 5.) **Event announcements:** Virginia read through the upcoming events.  
There is a joint MCC/PB workshop on wetlands by Marc Jacobs, 6PM, Tuesday, April 18<sup>th</sup> followed by discussion of possible ordinance changes.  
MMRG Woodcock Walkabout on Teneriffe Mt., 6PM, Friday, April 14
- 6.) **Display/Circulate MCC mail and CC materials for lending (sign-out sheet):**

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- 46    **7.) Review/Approve 3/1/2023 meeting minutes:**  
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48        **3/1/2023 minutes:** Bob – motion to **approve the 3/1/2023 minutes** with corrections. Seconded by Jeff.  
49        Bob, Jeff and Virginia voted to approve; Steve and Wayne abstained - the motion was approved.  
50  
51        The bylaws had been previously approved.  
52  
53    **8.) Financial Report:** Steve – year to date have \$5,900 remaining from the \$6,125 budget; the CC fund has  
54        \$98,000 in unrestricted funds.  
55  
56        Wayne – motion to approve the financial report. Seconded by Jeff. All were in favor; the motion was  
57        approved.  
58  
59    **9.) Wetlands and Shoreland Permit Applications or Violations:** 260 St. James (Blaisdell). Wayne looked at  
60        the property – did need replaced.  
61  
62    **10.) Wetlands Protections:**  
63        a.) Update on letter sent to landowners about wetlands. – 130 letters were sent to abutters at the end of  
64        March.  
65        b.) Update on MCC's efforts to improve zoning ordinance to better protect wetlands and steep slopes in  
66        Milton. Marc Jacobs is willing to work with the MCC.  
67  
68    **11.) TPPA/MCC educational outreach at Summer Kickoff on the weekend of June 3-4:** Sharon – willing to  
69        help with the kids; can hand out trail maps and other information.  
70  
71    **12.) Trail Volunteers Group Update:** Jeff – lots of work to do; doing clean up at Casey Road. Scouted out new  
72        trail at Casey Road – will follow-up with MMRG.  
73  
74    **13.) Town-owned Easements and Conservation Lands:**  
75        **FEE PROPERTIES**  
76        Casey Rd Conservation Land (Jeff)  
77        Jones Brook Park/Payne: update on Letter of Understanding between MMRG & Town: Still hoping to get  
78        easement. BOS recently questioned why the need to pay \$7,000 for land the town owns. Virginia is  
79        asking MMRG to remove the \$7,000 figure from the letter. Virginia – may be nice to hold a bird walk at  
80        Jones Brook – will discuss at next meeting.  
81        McKeagney Road Open Space – NEW Town-owned land, taken for taxes in 2013, do we want to oversee it  
82        as conservation land?  
83        Spaulding Turnpike: Virginia  
84        Dames Brook: Bob  
85        Old Ski Area: Steve  
86        Ball Property: Sharon is interested.  
87        Update on letter to abutters of town-owned conservation land: Letter was sent to abutters.  
88  
89        **EASEMENTS:**  
90        Kane Conservation Monitoring

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New monitoring form: Virginia sent the new form to Chris Kane – there is no feedback yet.  
Steve- motion to approve the new form subject for approval from Chris Kane. Seconded by Wayne. All were in favor; the motion was approved.  
Contract for next year: Now down to 8 easements for Chris Kane to do.

**14.) Recruitment of new Commission and Alternate members:** Guest Lee Pilkovsky is interested.

**15.) Other business:** The walking trails map will be added into the town's annual report.

**16.) Confirm next meeting date: Wednesday, May 3, 6:00PM.**

**17.) Adjourn:**

Steve – motioned to adjourn at 7:50PM. Wayne – seconded the motion. All were in favor; the meeting adjourned at 7:50PM.