

Atkinson Conservation Commission Minutes
Saturday, May 11, 2019
4 Industrial Way

Approved June 3, 2019

Members Present:

Paul Wainwright, Chair
Denise Legault, Vice Chair
Dennis Krause
Dan Kimball

Others Present:

Bill Steele
Tim Lavelle, Lavelle Associates

1) Call to order, attendance

Chair Wainwright called the meeting to order at 8:00 AM, Saturday, May 11, 2019, and declared that notice of this special meeting had been posted in two places more than 24 hours previously. Chair Wainwright reviewed the attendance list and declared that a quorum was present.

2) Site Walk of 4 Industrial Way, Map 16 Lot 4

At the regular meeting of the Conservation Commission on May 6, 2019, Tim Lavelle requested a site walk of Map 16 Lot 4. Mr. Lavelle is representing Bill Ermer, who is considering purchasing that lot. Mr. Lavelle requested our non-binding opinion concerning a proposed structure that Mr. Ermer would like to build on the site which would require a wetland setback variance of more than 70 feet. This is the same plan that Mr. Lavelle presented at the Commission's April 1, 2019 meeting, and is attached to those minutes.

We walked the land, noting the approximate location of the proposed structure (it has not yet been staked), and the location of the considerable area of wetlands, which have been flagged by Jim Gove. The area in the back of the parcel was logged a year or so ago, and no harm to the wetlands was observed. This area has started to grow back (many saplings were observed), and is currently a good wildlife habitat for birds and small mammals.

Members expressed concern that the proposed wetland setback variance was exceptionally large, and was much larger than other setbacks for which we have typically recommended approval. Also, it was noted that denying this variance did not seem like a hardship to us since the project would be new construction, not an addition to an existing structure.

Mr. Lavelle stated that his client was willing to donate a conservation easement to the town on the entire back portion of the lot in order to preserve it as open space for wildlife habitat in perpetuity. Members expressed great interest in this possibility, and suggested that this

would be a good deal for the town if the area could be preserved as a condition of granting the variance.

Chair Wainwright gave Mr. Lavelle a copy of a conservation easement on a property on Willowvale Avenue that had been donated to the town about 10 years ago, and suggested a similarly worded easement would be considered favorably by the commission. Others present were in consensus.

3) Adjournment:

Chair Wainwright asked if there was any additional business that needed to be discussed, and, hearing none, asked for a motion to adjourn.

Dan Kimball made a motion to adjourn, and Denise Legault seconded it. The motion carried unanimously, 4/0/0.

The meeting adjourned at approximately 8:45 AM.