

Hampton Conservation Commission
Regular Meeting
Wednesday, October 16, 2024, 6:30pm

Minutes

Members present: Mark Samios, Marcia Kilpatrick, Penny Newbury, Marc Cardwell , Kevin Grindle (for Bruce Spaman). Absent Ev Hyde, Bruce Spaman

Audience:

Alan and Joan Freeman, interested in ongoing project
David Held, 3 lot subdivision on Brook Rd.
Jonah Mlyniec, Eagle Scout

The meeting was called to order at 6:30pm

Abbreviated Minutes of 9/18/24 **approved** (Mark/Marc).

Additions: none

Motion made (Kevin/Marcia) to move the proposed subdivision (in New Business) to the first item.
Approved.

3 Lot subdivision: David Held KB&G Technical Services and owner of the property, presented a proposed 3 lot subdivision on South Brook Rd. The easement on the larger lot (14.1 acres) is to be owned by the town, but the owner of the lot will retain ownership of the conservation easement area. Marc proposed access to the easement for fishing but it is private property. Marc reported that Merrick Brook is a Class A trout stream.

Soil test and perc test was done, but owner is waiting for approval from NE Health.

Discussion re: concern about preserving the integrity of the 14.1 acres, if this is technically not a conservation subdivision. However, Mr. Held stated that they were placing a conservation easement on the property anyway, to enforce deterrence of illegal activity.

Signage along the easement boundaries was discussed. The HCC recommended conservation easement signage along the back boundaries of the three lots. 6x9" aluminum coated signs will be mounted on trees above head height, 100 feet apart. The town will insure that the easement is recorded with the property based on zoning regulations etc.

Motion made (Marc/Mark) that the HCC recommend to Planning and Zoning that the conventional subdivision layout with the easement presented in this case meets the intention of the subdivision regulations Section 3.2.2.c. **Passed.**

Audience: Mr Freeman said he drove by the property and it was as Mr. Held described.

Old Business

LRP Eagle Scout project: Jonah, John Tillinghast and the Wetlands agent got together to discuss the areas in which walkways could be placed. Jonah presented several written options (that he had created with Marc) and asked the HCC what it wanted re: walkways, and exact locations. The decision was to create simple walkways, one which was raised, with a lookout at the end. Jonah recommended

underground pillars to make the walkway stable. It was agreed that the other walkways would be less susceptible to erosion and easier for Wetlands agent to approve.

HCC asked him if he was interested in the bird blind construction; he will get information from Marc regarding plans and by next month he'll have estimate of what he needs, plus timeframe for one or both of these projects. (He needs to have his project completed by April 2025).

Tree List

Marcia handed out Bruce's tree list; Kevin can add them to the master map. Mark will ask Bruce to give the tree list electronically to membership, so the tree list and plant list can be combined.

Benches (wood and stone)

Mark will speak with Stan and Kathy about the disposition of the benches and the stone.

Roads: tabled

LRP Scope of work proposal (Kevin):

Kevin met with the 1st Selectman re: opportunities to complete the engineering work; it was not seen as a conflict. It will be administered through Tyche Planning, who would sub the work out to Barton and Logudice. The work, then, does not have to go out to bid. Kevin met with the boardwalk contractor/installer (Conti). Kevin met with a vendor who does the pre-fab systems—booked till 10/25. There was a system that was installed in Waterford (aluminum system with precast concrete deck—very stable). Kevin will be discussing with them what their timeline is. So there is no delivery date yet.

Discussion on what HCC envisions: a pressure-treated timber boardwalk or a pressure-treated system, or something else. If there is no pre-fab system then a normal contractor can build the boardwalk, with additional engineering/bid documents to go out to contractors.

All of the access trails and accesses to the river are straightforward.

The DEEP grant should be secured “any freaking day now.”

Discussion re: paving the path from the parking lot to the boardwalk, for ADA access.

By the next HCC meeting, Kevin will give his design service contract to the town planner, and at the December Selectmen's meeting it is hoped that they will authorize Tyche to provide bid documents for the project. Finished design will hopefully be by February (assuming DEEP releases the grant funds).

Hopefully the project will go out to bid in February.

Addition:

Joshua's Trust event at Inman Memorial Forest, November 3rd. 711 Pudding Hill Rd.

There being no further business, the meeting was adjourned at 8:30pm.

Respectfully Submitted,
Penny Newbury, Secretary