

JANUARY

PLAINFIELD CONSERVATION COMMISSION

MINUTES OF MEETING HELD JAN.13, 2016

Members Present: Myra Ferguson, David Grobe, Judy Ptak, Victoria Ramos-Glew, David Taylor

1. Town Garage: Myra gave an update on discussions, plans, etc. there recently.
2. Spencer Lot: After considerable discussion the group established a goal of creating a loop trail beginning and ending at the original sign-in box, keeping to high ground and minimizing steep ascents and descents. A spring start of the project seemed most reasonable.
4. Monitoring: All done! Thanks to David Grobe for finishing Mud Pond.
5. Walker Farm #2: There are people interested in the house; however, the trail situation still is affecting progress on this.
7. Hanchett Brook: Some sort of publicity is needed to bring this acquisition to public notice. Steve Wood has indicated he's like to participate. Maybe a summer event would be appropriate.
6. Wildflower Walk: A May 25 date tentatively set.
7. Adjourned at 8:15.

Dave Taylor, Scribe

NEXT MEETING: MARCH 10

Plainfield Conservation Commission

AGENDA

PO Box 380

Meriden, NH 03770

pcc@plainfieldnh.org

Attendees: David Grobe, Judy Ptak, Dave Taylor, Helen Koehler, Myra Ferguson, Bill Knight, Vicky Ramos-Glew, Anne Donaghy

Agenda: January 14, 2016

Next Meeting: February 11, 2016

Minutes of previous meeting (see below)

- NEED YOUR OPINION: Town Garage progress (any further comments/questions?) (see following minutes of December 2015 meeting ESPECIALLY the section *Proceed with Caution*)
- Update: Spencer Lot
 - Next step in building trails, not building trails, marketing this resource, etc.?
 - Have special walk in summer/spring to publicize this resource?
 - Correct boundary markings in field? Northwest corner pin specifically. (David G.)
- Congratulations!! We have compliance on all monitoring reports this year!
- Have walk on Hanchett Brook (Steve Wood and Sky Ranch Pond) this spring or summer? Steve Wood (Lebanon) would like to participate and so would UVLT.
- Organize for Wildflower walk at the Taylor's property

***2015 Recommendation to Plainfield Select Board
By Plainfield Town Garage Study Group
Regarding the Optimal Operation of the Town's Garage on Stage Road***

Group Participants:

Jeff Allbright (Planning Board), Brad Atwater (Zoning Board), Myra Ferguson (Conservation Commission), Bill Knight (Conservation Commission), Michael O'Leary (Chairman and Energy Committee), Evan Oxenham (Energy Committee), Mike Sutherland (Planning Board)

STATEMENT OF PURPOSE

- Advise the Select Board on actions needed for maintenance and repair of the Plainfield Town Garage
- Identify, define and prioritize necessary maintenance and repair items
- Formulate a ten-year plan to implement the required work so that the building and site remains viable for the next 30 to 40 year
- Integrate the concerns of the Plainfield Energy Committee, Conservation Commission, Planning Board and the Town Highway crew's concerns in this process

- Recommend the necessary steps required to insure the building and site remain in compliance with the current building codes and NH State laws

GOALS:

To investigate, research and recommend how to insure that the...

- Operation of the Town Garage is compliant with all federal, state and local rules and regulations.
- Town's natural resources and water quality are protected from adverse building operations
- Systems (e.g., water, sewer, toxic materials, air exchange, heat, etc.) function efficiently and appropriately
- Modifications or repairs are made to insure the integrity of the existing garage and site
- Ensure the building provides a clean and healthy workplace for town employees (e.g., interior air quality system)

RECOMMENDATIONS:

Proceed with Caution

Before any recommendations can be presented, two questions must be answered by the Select Board with research done by the PTGSG. The *one* question that prompts the following *two* questions has surfaced in our study group meetings, *“Why repair a faulty building when we’d be covering up those faults with new repair work. And, why do all this work with a wetland downstream and additional site work added to the repair of a suspect building? What is the cost/benefit of selecting a new site and building a new building?”*

1. Is the current site of the Town Garage the best location for our Town Garage? Is there a better site in town?
2. Do we want to renovate the existing building or build a new building on the preferred site? Of course the choice of a different site negates renovation of old building.

Current Building and Site

If the preferred site is the current site AND the current building is to be renovated, the following report, and its recommendations, apply.

With the energy-saving recommendations made by the Plainfield Energy Committee (PEC) for town-owned buildings, and the statement in the Planning Board’s Natural Resource Inventory’s (NRI) recommendation that the environmental protection of the Penniman Wetland is extremely necessary because of the garage’s proximity to the wetland, the Plainfield Town Garage Study Group (PTGSG) was convened.

Among the town-owned buildings canvassed by the PEC, the Town Garage has many complex challenges and needs immediate attention. The garage is an older building constructed on a questionable site. Therefore, site work is the immediate concern of the study group. This work must be done immediately and before any work on the building itself commences if the current site remains the location of choice for the Town Garage.

The PTGSG offers the following recommendations to the current building and site in order of importance:

3. Grading the site to insure runoff from buildings and surfaces is diverted away from the Penniman Wetland.
4. Examine the salt shed and its proximity to the wetland and determine how to enhance the use of best management practices handling road salt.
5. Examine current domestic water, drainage, septic, toxic waste handling systems and improve each as necessary for environmental and state compliance.
6. Protect the wetland using an appropriate vegetative buffer on the site’s boundary with the wetland and plant native trees and shrubs on the site to showcase our local landscape.

7. Recommend the hiring of appropriate engineering consultants to design and plan the renovations or complete reconstruction.
8. Employ local construction sources where economically feasible.

Site Work

The PTGSG sets site work as an immediate task because the current site must be reworked whether the current building is renovated or completely rebuilt.

(e.g., waste water handling, runoff water handling, potable water supply, preservation of natural resources, etc.)

- Complete the installation of the fueling station apron in compliance with DES regulations
- Develop a long-range plan to modify the site, as needed, to comply with Storm Water Runoff and Road Salt Management best management practices (BMPs)
- Grade the site to divert all waste and runoff waters away from natural resources and streams/wetlands
- Upgrade the floor drain system to comply with current building and environmental codes
- Upgrade the septic system, as needed, to comply with current building and environmental codes
- Review BMP for snow storage to insure non-toxic runoff into Penniman wetland
- Test the water well for potability and repair or replace well as needed.
- Repair current well-casing and extend that well casing above new grade level
- Regrade site around well to mitigate storm water runoff to the well-head
- Plant a natural buffer between garage site and Penniman wetland (e.g., willow, cattails, etc.)
- **Plant** native trees and shrubbery on the Stage and Penniman Road sides of the building to feature our natural plants and label the plantings (e.g., apple trees, service berry, hawthorn, winterberry, red osier dogwood, hobblebush, field juniper, red osier dogwood, etc.)

Commented [mf1]: Do we want to recommend this since it seems extravagant.

Interior of Building

The interior of the garage is where repair/maintenance of working vehicles occurs. The workplace must be comfortable for employees to work and confer with one another, adequate space for work performed, storage of tools to do that work, well-lighted, well-ventilated, etc.

(e.g., work environment, lighting, air quality, HVAC, etc.)

- Insure that the chemicals in the building are stored and managed in accordance with state and federal guidelines
- Insure that interior lighting is adequate for work performed
- Retrofit the building for efficient and cost-effective heating and ventilation (e.g., air quality)
- Clean and paint the interior of the building

Structure and Exterior/Shell(?) of Building

The building must have a well-designed foundation, well-engineered framing, well-insulated walls, windows and doors, siding that is easy to maintain, and a roof that carries the unpredictable loads that New England weather provides. The building must fit visually into the landscape and not disturb the view of the building and site during the day or the night. (e.g., concrete foundation and slab, walls, roof, etc.)

- Complete engineering analysis of current concrete foundation and slab footing wall and determine if repair or replacement is needed
- Modify/retrofit building to meet current snow and wind load standards
- Make necessary structural repairs as outlined in Engineering Ventures (EV) structural report
- Make necessary structural repair to roof trusses as outlined in EV report
- Repair or replace siding as needed to insure continued viability of the structure
- Repair or replace roof as needed to insure continued viability of the structure
- Update exterior lighting as needed to be dark-sky compliant

FEBRUARY
NO MEETING

MARCH

APRIL
PLAINFIELD CONSERVATION COMMISSION
Minutes of April 14, 2016

Members Present: Myra Ferguson, Judy Ptak, David Grobe, Bill Knight, David Taylor

2. Invasive Species: Myra's talk before Plainfield church group postponed to church plant sale.
3. House Calls: Be ready! There has been some interest shown.
4. Wildflower Walk: All set for May 28 at 10AM at Taylor residence.
5. Class VI Roads: Diane Rogers still checking them out.
6. Mud Pond Problem: Successfully resolved. Some fuel containers have been removed.
7. Hanchett Brook Walk: Probably in July. NRCS wants to participate as does UVLT. Wildflower plots are being developed.

8. Town Garage and Penniman Wetland:Water well is done. No work on septic system as yet. An underground tank for waste oil, etc. is planned. It will have to be pumped out periodically.The Commission unanimously endorsed the work of the Plainfield Town Garage Study Group (PTGSG) continuing the important stewardship and protective measures of the Penniman Wetland and the underlying aquifer.
9. Mud Pond and Morgan Hill:Monitoring is done.
10. Walker Farm:Possible buyer. New trail to avoid buildings?
11. UVLT Gathering:Some ideas were discussed as to how to generate interest in land conservation. Two movies were shown, one of which might be a good film to show at a local meeting with community leaders, potential conservators. Maybe next fall or winter.
12. Website:There are problems with the process of getting our minutes on the website.

Next meeting:May 12.

Submitted by Dave Taylor, Scribe

MAY

MEETING MINUTES OF MAY 12, 2016

Members Present:Myra Ferguson, Helen Koehler, Bill Knight, David Grobe, Judy Ptak, David Taylor

1. Minutes of April 14 approved as presented.
2. Murray Easement:Located next to the Jordan property (21 A.) that is being developed. There are 81 A. in the Murray Lot. The Con. Comm. is being asked to contribute \$10,700. toward the total cost of \$16,800. for an easement on the property. The UVLT will also help. The Con. Comm. has \$64000. to spend. Bill Knight moved that the Plainfield Con. Comm. contribute \$10,700. toward the total cost of the easement. The motion was unanimously approved. A hearing on the proposal can be scheduled for June 9.

3. Signage For Multi-use Trails By School:Myra and Bill will work with Steve Halloran on a draft of rules, guidelines, etc. for trail use. These will be passed along to the Selectboard for its consideration. A goal of late summers as an end to the project was agreed upon. A 4'x4' kiosk is also envisioned.

4. Hanchett Brook Walk:Still to be determined.

5. Next Meeting:June 9.

JUNE
NO MEETING

JULY
NO MEETING

AUGUST
NO MEETING

SEPTEMBER

PLAINFIELD CONSERVATION COMMISSION
MINUTES OF SEPT. 9, 2016

Members Present:M. Ferguson, H. Koehler, A. Donaghy, J. Ptak, B. Knight, D. Grobe, V. Ramos-Glew. Visitor:Don Jordan

2. Goodwin Property:Don Jordan explained efforts by a neighborhood group to purchase the Goodwin property to prevent its development. The property is 20-25 A. in size and has been approved for division into four building lots by the town. The UVLT has rejected a request for financial help. No action taken.
3. Invasives:Should the Commission run a workshop on controlling invasives? A concerted effort is required!
3. Wildflower Walk:Another success.

4. Spencer Lot:Myra suggested a name change for the Spencer Lot to Koehler Woods. Helen expressed her misgivings and said that naming a trail after her late husband would be more appropriate. Further discussion included the importance of continued maintenance of such a trail. A loop trail with signage seems the best solution.
5. Signage:The Select Board wants a kiosk on Columbus Jordan Road with a map showing trails to French's Ledges. Where the kiosk would be positioned has to be determined. Guidelines for trail use have been established and await printing and posting. It was suggested the guidelines be published in Plain Facts.
6. Whitaker Road Subdivision:A proposal has been approved by the Zoning and Planning Boards. A wetland issue has been resolved.
7. Forest Society:The town has taken appropriate action in taking care of an area adjoining the town century on 12-A.
8. Hanchett Brook Celebration:Plainfield was not involved. A bit disappointing!
9. Town Garage:Wetland issue (run-off, etc.) still unresolved.
10. Minutes of May 12 approved.
11. Next meeting-Oct. 13

OCTOBER NO MEETING

NOVEMBER PLAINFIELD CONSERVATION COMMISSION Minutes of Nov. 10, 2016 meeting

Members Present:H. Koehler, J. Ptak, M. Ferguson, B. Knight, D. Grobe, D. Taylor

4. Minutes of 9/9/16 meeting approved as amended.
2. Walker Farm #2:Myra walked the trails with the new owners. There will be a timber harvest there soon. The Con. Comm. has been invited to view the logging operation. The harvest is for "timberland improvement."
3. Trail Blazing:Myra suggested the Con. Comm. might take a leading role in blazing Plainfield trails (possibly in cooperation with the Recreation Dept. and U.V. Trails). Bill Knight has ample information, location coordinates, etc. to establish trail routes,

junctions, etc. There's an obvious need for clearer trail markers. New maps are also needed. Home Hill trail, especially, is in need of work.

4. Jim Townsend Lot:Purchase by the town should be pursued. Bill Knight will talk to Jim about this idea.

5. Invasive Plant Workshop:We'd like to continue this offering by the Commission. Spring and fall would be the best times.

6. Town Garage:Drain issue has been resolved. Some site remediation has to be done.

7, Next Meeting:Dec. 8. A public hearing on the Murray easement might be scheduled.

**DECEMBER
NO MEETING**