

## **Conservation Subdivision** working group notes -- 8/14/07 meeting

Called to order at 3:40, adjourned at 5:00. Notes compiled by Victoria Barlow.

**Next meeting:** September 4, 3:30 – 5:00, Town Hall. Prepare for discussion of secondary values.

**Attendance:** Scott Self, chair; Deb Crowder, Tiffany Mannion, Victoria Barlow; Town Planner Sara Carbonneau.

Outstanding questions are underlined.

The group discussed conservation values of properties from Swanzey's perspective, to serve as guidelines for ZBA + PB when reviewing proposals for development. Group members see this listing of what most matters in Swanzey as a way to enhance working cooperatively with developers.

Self asked whether the group should identify parcels that are recognized as prime candidates for development, and get a head start on identifying conservation values they have.

Can the group anticipate public support for new CS regulations?

Carbonneau noted that the revision will not be a substantial change from existing cluster housing regulations. Rather, the revisions will clarify the regulations, remove inconsistencies, and make the regulations easier to administer (Self concurred). The new regulations will not take away anything from people who want to develop. Crowder recommended extra clarity when the regulations refer to reserving a percentage (60% under consideration) of a parcel for conservation land.

Public hearings should be held in December for voting in March.

### **Primary values, defined/expanded and listed in no particular order**

Historic sites – cellar holes, mill sites and buildings, stone walls, dams, structures, cemeteries, bridges, stone culverts

Archeological sites – native American artifacts, dig sites

Water – wellhead protection areas, exceptional quality, groundwater and aquifer recharge areas; land areas adjacent to water bodies; hillsides, wetlands and surface waters, including vernal pools and seasonal streams

Wildlife corridors – encouraging consultation with NH Fish and Game, Wildlife Action Plan

Habitat for threatened or endangered species – Natural Heritage Inventory  
Large unfragmented blocks of open space

Forest diversity – including old forest, sustainably managed forest

Views – scenic landscape, land areas adjacent to water bodies, hillsides and summits

Farms – all types

**Secondary values**, in no particular order, for consideration at the next meeting:

Pedestrian rights of way (e.g., walkways/bikeways)

existing trails

existing recreation

invasive species control

community historical significance

rural character

native vegetation

minimal impervious surfaces (encourage developers facilitate process for construction using pervious surfaces?)

Community center