

Topsham Conservation Commission

Minutes Approved 05-10-2022

March 8, 2022 at 5:30 pm

Topsham Town Office and via Zoom.

In attendance: Kate Burch (Assistant Town Planner), Rod Melanson (Planning Director, in-person at the Town Office), Shana Stewart Deeds (Secretary), Victor Langelo (Chair), Steve Pelletier, and Raija Suomela. Meetings open to all, please contact the Topsham Planning Office if you'd like to join us.

I. Approval of Feb 15 meeting minutes

Steve made a motion to accept minutes as amended, Victor seconded, all were in favor. Minutes passed unanimously.

II. TSWF Forest Parcel Management Plan link: TSWF management plan addendum.

A. Revisions after discussion with Pam and Ed.

B. Approval by committee.

Steve presented the final draft of the addendum to the TSWF forest management plan. TCC discussed this addendum. Discussed adding content to support action around the wildlife management goal of the parcel.

Action Item: All should review and make comments and resolve edits prior to the next meeting. Rod needs to add some details. An 'introduction of the addendum' needs to be added to the top to explain that this plan works in concert with the prior plan - Steve will add this language. After the addendum is finalized at the next meeting, TCC will send the addendum to Parks and Rec (Pam), TSWF (Ed), NEMBA, and Topsham Trail Riders.

III. Continue Annual Plan for 2022

TCC continued to discuss the annual plan activities for 2022.

Action Item: All should review the annual plan document prior to the next meeting and be ready to prioritize/volunteer to take lead on initiatives.

IV. Updates

A. Rod let us know that the habitat mitigation fee from Middlesex rd. solar is now paid and in the Town account. In the future, we can expect a small fee from the Augusta rd. solar, and a few thousand into the open space account for a subdivision on Drew Proux's property (duplex).

- B. Eagle River phase 2 - off Rocky ave./196 has been approved for 10 lots with the final approval on 6 lots. They will likely next come back for 4 more in March. Topsham will receive payment in lieu funds from that subdivision. This is a large piece of land that will likely be developed over time.

Action Item: Victor will keep an eye out to be sure that they aren't avoiding potential trail connections to the Ivanhoe neighborhood (perhaps a foot bridge over the gully to connect to the neighborhoods). It is possible to either reach out to the developer for a discussion point or send a note to the planning board during their review.

- C. There was a property on the Bowdoinham border on 201 (on Weymouth Brook, a tributary to the Cathance River) that submitted a proposal to create a subdivision with single family homes - ~20 acres, 13 lots, R3, 40k sq. ft. lots with open space (60k is min lot size otherwise). Conventional plan, not creative with open space, not clustering houses. To do this subdivision as proposed, they would need a group to hold the open space easement (3rd party) but they don't have it (BTLT said no). Rod will let us know if the proposal comes back.
- D. Committee membership
 - 1. Bike/ped and historic committees are looking for more participation. Rod updated our committee membership page. Raija added a post to the 'Greater Topsham Area Happenings' Facebook page to bring attention to the openings on committee membership.
 - 2. CPIC has a draft code update from the consultants that they are working with. It will soon be available for comment from the Town. Raija will keep TCC updated and make us aware when it is made public for comment.

V. **Agenda items for future meetings**

- A. Finalize TSWAF Addendum
- B. Finalize Annual Plan
- C. NAP funding updates
- D. Walk through at the Glades and create a site visit report
- E. Vernal pool walk
- F. SAMP update, perhaps invite Aram and Liz after CREA presentation in April, why didn't the SAMP work for the first developer that looked into using it
- G. Summer check in with BTLT

Steve made a motion to adjourn that was seconded by Victor. Meeting was adjourned at 7:18pm. Minutes respectfully submitted by Secretary, Shana Stewart Deeds.