

Pownal Conservation Commission Meeting Minutes

Date: November 30, 2021

Members present: Matt Welch, Kate Elders, Kate Day, Janet Lynch, Angela King-Horne

1. Approval of minutes

2. Public comments: none

3. Old Business

- a) Map 8 Lot 9, landlocked piece of Pownal property, on the border of North Yarmouth
 - Mr. Edgerly believes he owns this land and is going to get a survey done.
 - Matt reported that Dick Hogue thinks we should get a survey done, but Matt prefers to just keep an eye on the survey results and save money for town surveys of other land that Pownal residents/ public actually will have access to.
- b) Map 9 Lot 51 and 52 on Leighton Road have been surveyed this year.
- c) Map 4 Lot 20, Sweetser Road where Matt, Dick and Wellens did a site walk
 - Matt reported that it is nice property, but needs to be looked at for a location to make a loop or trail; this land connects to Royal River property, Fickett's 93 acres.
- d) Hodsdon Mill Site
 - Matt said that it is still unknown whether space will be given to the town by the Jordan's Way property owner in order to make a small parking area for this Hodsdon Road Mill Site that the Commission would like to be a park area; also that the trails there should be looked at, and this site should be an Earth Day clean-up project in 2022.
 - Kate Day asked if this is an official historic site; mentioned that we should look for artifacts when cleaning up.

4. New Business

- a) Matt reported that Dick Clark and Dick Hogue will be meeting on December 1st at 1:00pm in front of the town garage to look for a Christmas tree to put in front of town hall, that others are welcome to attend if interested.
- b) Angela asked if there is any town land parcel that is a priority for a survey to get done, any abutters questioning ownership?
 - Matt said that was a good question and that maybe the committee should review the parcels that still need a survey and decide which should be prioritized.
 - Janet said that she will go over the list of town lots, and put the dates lot surveys were done next to the lot numbers, so it will be easy to see which town parcels still need to be surveyed.
- c) Merrill Road development
 - the November 17th planning board meeting was canceled; it is unfortunate not to have more information on the housing proposal from the board; Matt St. Cyr is the chair of the planning board which meets every 3rd Wednesday of the month at 6pm; the next meeting will be December 15th.

- Pownal residents have received mailings from a group opposed to the development, called “A Plan for Pownal”, stating that this is the first kind of subdivision development in Pownal; that town zoning ordinances would have to change to allow the number of houses proposed here.
- further down Merrill Road across from Wellens home is a housing development area that has already been approved; unclear if the town made any zoning changes for that development.
- Matt asked what the alternative to building on large tracks of land is? Just building one house?
- Angela asked about impact fees, how much would this development have to pay the town?
- Water shortage was raised as an issue in this development area; in the mailings from the group opposed to the development, it was mentioned that homeowners nearby have had water supply shortages.
- Matt said that Pownal should map out aquifers throughout the town and have water testing for wells and sewers, that there should be a standard and then development can be reined in based on that.
- Matt will look into how to adopt a groundwater protection system to protect the town’s aquifers; he will contact William Hancock of the Inland Fisheries and Wildlife.
- Angela mentioned that Royal River Conservation may also have information on aquifers.
- There is a February 14th town meeting on the Comprehensive Plan; makes sense to wait until this plan is approved, so the direction the town is going in is clear before the town makes zoning ordinance changes.

5. Next Conservation Commission meeting: January 25, 2022