

## **Conservation Commission Meeting Minutes Draft-July 27, 2015**

**Present:** Nate Fogg chair, Dave Mankus vice-chair, Relf Fogg (7:03 PM) Steve Brown (7:45 PM), Tom Dube (8:05 PM) and Dave Tinkham alternate.

The meeting was called to order at 7:00pm.

Dave Tinkham was appointed to sit for absent member S Brown.

➤ **Public**

Donna Martin, Videographer, Jim Miller

➤ ***Consideration of Minutes 6/22/2015***

**D Mankus made a motion to accept the minutes of June 22, 2015 as submitted. The motion was seconded by D Tinkham. The vote was 3-0 it passed.**

➤ ***Applications & Correspondence***

The Commission reviewed the following applications & correspondence:

- David/ Susan Tsao- 417 Pinewood Shores request for more information
- Virginia Lane Realty Trust-Shoreland impact
- Karen/Mark Magnifico-Shoreland impact
- James/ Laurie Butler-Shoreland impact

### **Board Business**

#### **Conservation Land**

N Fogg noted an inquiry has been made for .64 acres of land on Prentice Woods Road. The owners are looking to have the land put into conservation. He explained the owners purchased the parcel thinking it was contiguous to their parcel, but it is not. He stated he feels it would be a good parcel for conservation because based on the original subdivision done in the early 1980's, the intent was to be conserved land.

R Fogg expressed his concern that by purchasing the lot it will eliminate tax income for the Town.

N Fogg noted it is about \$200 per year for annual tax income.

Jim Miller stated he is also concerned about removing the tax income to the Town and questioned if there is set criteria the Conservation Commission uses when obtaining conservation land. He noted that the landowner cannot pay the taxes and the Town will get the property eventually and possibly resell it at \$5,000, but if they purchase it as conservation land they will never get that income.

D Tinkham noted that it is already designated as conservation area and who is going to buy it? Minutes are unapproved until voted by the Commission

N Fogg agreed it does not meet the normal criteria of conservation land, but it has already been designated as a conserved land not to be built on.

D Mankus noted that conservation land can go beyond just conserving land it is also to protect wildlife and feels they should at least take a look at this parcel.

R Fogg stated he would like to see the deed and noted that if it passes a subsurface evaluation it can be deemed buildable.

N Fogg noted they can discuss it further at the next meeting after they look at it and noted that it was deemed by the Planning Board as conserved land.

### **NRI**

N Fogg noted that what was drafted by D Tinkham has been deemed sufficient and meets the RSA. He noted with regards to Union Meadows Conservation Area there would be no cost for South East Land Trust to provide an easement.

D Tinkham noted that in his review of the old minutes it appears a lot of legal work has already been done and he is interested in knowing what the cost was to do that as well as the cost of the survey work, etc.

\*Steve Brown joined the meeting. D Tinkham was appointed to sit for T Dube.

N Fogg stated the property was purchased with intent of conservation but there is nothing to preserve that such as Conservation Easement which would preserve it into perpetuity. He stated that he just wants to make sure that the \$500,000 the Town paid to purchase it is protected. He stated that more information is needed to make an informed decision.

### **Union Meadows dam update**

D Mankus stated that he had a conversation with Dick House on having an engineer speak to the group and the project is scheduled to reapply for grants next spring.

### **Gage Hill Conservation Area**

D Tinkham stated they are still waiting on permission for the parking area upgrades. He suggested adding an "unfished business" section to the agenda for items such as this that carry over to future meetings. He stated that should also include a review of the file from time to time to ensure it is up to date.

### **Correspondence**

N Fogg noted these are delivered via e-mail with the most recent being the MMRG notice regarding the Branch Hill Farm Wood, Water and Wildlife Festival on August 8<sup>th</sup>.

### **Public Comment**

Jim Miller stated there has been previous discussion on developing awareness on the conservation areas and letting the public know where these areas are. He questioned the status of that and as they are approaching budget season he questioned if there are funds that will be needed to get that done.

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D Tinkham replied that the plan is to do Gage Hill first but they are awaiting permission to make some upgrades to the area.

\*Tom Dube joined the meeting.

Jim Miller suggested inviting them to a meeting to ask them permission and suggested making a goal to do one place per year.

D Tinkham replied that has been done, they are all set to do Gage Hill with volunteers, etc., and they are just waiting on permission from the easement holder.

S Brown noted that it used to be the NH Society of Protection of Forests but it is now the South East Land Trust and they need permission to from them to make some upgrades to the parking lot.

N Fogg noted no funds are need for this project in the budget.

➤ ***Next Meeting***

The date for the next meeting is scheduled for August 10, 2015 at 7:00 PM. N Fogg noted he will not be able to attend this meeting.

Being no further business before the Commission, N Fogg entertained a motion to adjourn.

***D Mankus made a motion to adjourn the meeting. The motion was seconded by R Fogg. The vote was 5-0 in favor of the motion.***

The meeting adjourned at 8:11 PM.

Respectfully submitted,  
*Amelia Capone-Muccio*