

Draft

TAMWORTH CONSERVATION COMMISSION

Minutes
April 14, 2008

Present:

- Members: Bryan Berlind, Donna Veilleux, David Haskell, Bill Batchelder, Scott Aspinall (arriving at 7:15)
- Alternates: Jeremy Phillips, John Mersfelder,
- David Cluff attending as Planning Board Representative
- Members of the public.

Meeting Called to Order by Bryan Berlind at 7:04

Seating of Alternates

- Jeremy Phillips for Ned Beecher.
- John Mersfelder for Scott Aspinall.

Approval of Minutes

- Corrections were made to the minutes of the 3/10/08 meeting.
 - Page 1: Change “SPNIF” to “SPNHF”
 - Page 2: Change “it is the nature” to “it is the procedure”
 - Page 2: Change “Wetlands SubService Cmt” to “Wetlands Sub-Surface Committee”.
 - Page 3: Change “ask Chris C. to follow thorough” to “ask Chris C. to follow through”.
- Bill Batchelder moved, and Dave Haskell seconded, to approve the minutes of the March 10, 2008 meeting, as corrected. The motion passed 4-0, with Bryan Berlind and Jeremy Phillips abstaining.

[Scott Aspinall arrived; John Mersfelder stepped down as alternate for Scott Aspinall and stepped in as alternate for Charles Townsend.]

Non-Public Session

- David Haskell moved, and John Mersfelder seconded, going into non-public session for the purpose of reviewing minutes of two previous non-public sessions, February 11th and March 10, 2008.
- Public session was reconvened.

Remarks from the Chair

- Bryan Berlind thanked the members of the Commission for their confidence, help and support.

- Bryan Berling is stepping down as Chairperson but not as a member of the Commission.
- Bryan was thanked for his service.

Minutes Taking

- Admin Assistant Susan Ticehurst is to assume minute taking duties.

McConarty Conservation Easement:

- The McConarty Proposed Conservation Easement, which has been agreed to by all parties, was reviewed.
- It was noted that Ned Beecher followed the model of the Society for the Protection of New Hampshire Forests, which is what will probably be used in the future.
- The proposal will be sent to the Commission's attorney and the Select Board.
- A public hearing will be held on May 12th at 7 pm, and will be posted 10 days in advance.
- Commission members should make themselves familiar with the changes that have been made.
- Once the easement has been signed there will be a ninety day period for marking boundaries on the ground before the easement is recorded.
- Dave Haskell moved, and John Mersfelder seconded, to accept the proposal as amended. Scott Aspinall abstained.

Cerssosimo Land Purchase:

- The final appraisal value is \$120,000.
- Bill Batchelder moved, and Jeremy Phillips seconded, paying the appraisal fee of \$1,000. The motion passed with no objections.
- The history of the project was reviewed:
 - The TCC was approached in the summer of 2007 by Mr. Hanson, who indicated that Mr. Cerssosimo wanted to divest himself of the land and preferred to put it into conservation rather than have it be developed.
 - In a letter of August, 2007 the TCC informed him that more time was needed to determine the conservation value of the property and asked to negotiate further as to the purchase price.
 - A thorough natural resource inventory was made by Chris Conrod and presented to Mr. Hanson. Other evaluations came to light, including one from the Fish and Game Department through its Wildlife Action Plan, showing the property's value as a wildlife corridor.
 - John presented this information to the Select Board, including a map of the property showing areas of high ecological value.
 - At the final negotiations there was a discrepancy in appraisals. Mr. Hanson's was \$300,000 while the TCC negotiating committee's authorized limit was \$175,000. Both sides agreed to \$175,000.
 - A purchase and sales agreement was sent to the Select Board for approval.
 - Two Select Board members signed it, with one objecting to taking property out of the tax base.

- Mr. Hanson was informed that the agreement had been legally signed and that the TCC was ready to form a 501(c)3 and to set up a fundraising committee.
- The board that Mr. Hanson represents then turned down the agreement, declining to give reasons.
- Mr. Hanson suggested that other offers could be made but did not indicate that it would make any difference.
- He noted that there were no other interested parties and that the Commission would be notified before the property was put onto the open market.
- To keep the matter open, John Mersfelder has drafted a letter and sent it to Ned Beecher to review.
- The dollar has been returned.

Committee / Coordinator Reports

- Treasury & Budget: In the absence of the Treasury & Budget Coordinator, no report was given.
- TCC Managed Lands & Trails Committee:
 - David Haskell shared the web address for National Trails Day, which is scheduled for June 7th. This site has a forest organizers' manual online.
 - The committee will meet at 8 AM on May 3rd to inspect trails. Participants should meet at the Town House and bring tools.
- Easement Monitoring: In the absence of the coordinator, no report was given.
- Publications, Publicity, Outreach, Education Committee:
 - Donna Veilleux announced that Household Hazardous Waste Day will be on August 2nd from 8:30 to 12. Volunteers will assist in Ossipee and Moultonborough.
 - At the request of the Ossipee Watershed Coalition, the TCC completed a questionnaire rating priorities for town ordinances. The objective is to reach an overall level of similarity and quality among Ossipee Watershed town environmental ordinances that adequately protects the shared natural resources. Donna Veilleux will report back to the Coalition and David Cluff will ask the Planning Board to complete the questionnaire also.
 - The Energy Committee has 6 members and is looking for more. They are working with Public Service of New Hampshire on an electrical audit of town buildings.
 - The Wildlife Action meeting included much data.
- Wetlands & Subsurface Committee: No report given.
- Administrative Assistant:
 - Susan Ticehurst reported that progress continues to be made on organizing paper and electronic files. The members' manual has been updated.
 - David Little is drafting a prime wetlands map for the manual. It will label the map lots that surround or include prime wetlands.
- Selectman's Representative:
 - In the absence of Willie Farnum it was reported that there is a new Information Director for the Select Board's Office. New procedures place

the meeting room off limits Monday through Friday, 8-4, unless permission is given by the Information Director. Any requests to see Cassandra Pearce or the Select Board must go through the Information Director.

- Planning Board Representative:
 - David Cluff reported that new officers were elected.
 - The Ossipee Valley Special Use Permit application has been continued since it was determined by the Conservation Commission that the application was not complete. It has been revised and will be brought to the next meeting.

New Business

- Protocols for Applications:
 - Ned Beecher drafted “Protocols for Applications”.
 - It was suggested that it be reformatted into checklist form.
 - Notification that waivers may be required for buffers should be included.
 - Consideration was given to having an optional conceptual review as the first step, saving applicants time and expense.
 - The Ordinance Committee will need to clarify which body the application should go to first. The Planning Board prefers that applicants address them before the Conservation Commission.
 - It was suggested that the Special Use Permit application require a specific number of copies.
 - It was suggested that ordinances be changed to require that hearings be held for waivers.
 - An increase in fees was suggested.
 - The matter was tabled so that the draft of protocols can be reviewed by individual members and the planning board.

[Dave Haskell left at 9:30.]

- Monkey Trunks:
 - A letter and map of the wetlands on the proposed site for Monkey Trunks were sent to the developers. They were invited to walk the property with the TCC.

Old Business

- Bryan Berlind reported that the state prison system may be able to help with the Bearcamp sign and replacement of other signs.
- John Mersfelder reported that the Master Plan Committee is reviewing chapters of the new Master Plan. David little prepared maps organizing the town into three districts: village, commercial and rural. These are described in minutes of the committee and are available via the 2007 files posted to the Tamworth Exchange.
- Paul King is going to stake out the Rhodes easement.
- David Bowles’ Special Use Permit Application is now being reviewed by the Planning Board.

Coming Events, Correspondence, Conservation Support Issues & Resources

- New Comprehensive Shoreline Protection Act rules are in effect although the legislature may choose to revisit them.
- There are new Department of Environmental Services subsurface rules. Any interior changes will require a new permit even if the footprint is unchanged. A design and permit must be filed for any increase in living space.
- Wetlands rules are being rewritten.

Members and Officers:

- The Select Board reappointed Charlie Townsend and appointed Jeremy Phillips as members.
- Ned Beecher was elected as Chairperson.
- Bryan Berlind was elected as Vice-Chairperson.
- Charlie Townsend was elected as Treasurer (and will need to be sworn in).

Other Business

- Ned Beecher will continue the long tradition of leading bird walks on Wednesdays, starting April 30th.

Adjournment

- The meeting adjourned at 9:45 with no objection.