

**DRAFT MINUTES**  
**Tamworth Conservation Commission**  
**December 10, 2007**

*Draft minutes to be reviewed and approved at a subsequent meeting.*

**Present:** Bill Batchelder, Ned Beecher, Bryan Berlind, John Mersfelder (alternate), Charlie Townsend, Donna Veilleux, and David Cluff (Planning Board representative)

**1. Call to Order at 7:06 p.m.**

John Mersfelder was appointed as voting member in place of Scott Aspinall.

**2. Approval of Minutes**

- Minutes of November 12, 2007: Donna moved, Batch seconded, all approved the minutes as presented.
- Minutes of September 19, 2007 (Special Meeting): At the Commission's regular October meeting, the following three changes to these minutes were discussed:
  - Donna clarified, and asked that the minutes reflect, that she has not formally recused herself from the current Club Motorsports (CMI) application (December 2006), but she had recused herself from deliberations on the prior CMI application.
  - Correct spelling: "preferred"
  - 3<sup>rd</sup> page - "racetrack" used interchangeably with "motorsports park" – use the latter

Bryan re-introduced the discussion about word "upland" in the minutes' summary of Jim Alt's motion; he handed out the written quote taken from a video clip of that meeting that had been provided by CMI. The Commission agreed that the minutes were accurate as presented. Charlie moved and Ned seconded to approve these minutes with the four changes noted above.

**3. Land Protection**

**Cersosimo Property – potential easement** - Tim Hanson, representing Cersosimo, was present at the meeting. He explained that Newbury did a lease-purchase with Cersosimo in the past, which is what Mr. Hanson suggests as an option for the Town to purchase this property along the Bearcamp River (north side, 1/2 mile + west of Whitter Route 113 bridge, ~100 acres). Asking price is \$300,000. Bryan, John, Donna, and Batch made a site visit in the summer. The Conservation Land Review Committee rating system was applied to it and it has high conservation value, being contiguous with other conserved properties and being part of a high density wildlife corridor between the Ossipees and Sandwich Range/WMNF. The details of the Class VI road along the river (from Whittier) that provides access to the property involves a little uncertainty; although it was created in 1991 after the bridge access over the river was lost. Mr. Hanson provided the Commission a market analysis that shows comparable properties of about 100 acres that have sold in the area, and this, he says, is what was used to set the asking price.

There was discussion of the possible processes by which the Town might purchase the property. Cersosimo is apparently not interested in a donation of any part of the property. There was discussion about this being a somewhat new direction for the Commission. Willie Farnum suggested that there is not enough time before Town Meeting to work out the deal this year and line up potential funding sources to help match town funds. It was agreed that bringing something to Town Meeting in 2009 would be better, giving a chance to develop citizen support and matching funds.

After Mr. Hanson left, there was discussion as to whether or not negotiations should be pursued. It was agreed that Bryan will talk to the Selectmen to see what they think. If they are supportive of pursuing negotiations, we'll proceed to the next step, to see what price can be negotiated by March 1, which was the next deadline agreed to with Mr. Hanson.

#### **4. Town Meeting Plans**

**Warrant article:** To see if the Town will contribute to the Conservation Fund 100% of the Land Use Change Tax collected each year, with the first \$5,000 going to a new Stewardship Fund that will provide for monitoring and protection of conservation easements held by the Town. Ned (with assistance from Cimbria Badenhausen, who attended the meeting) will write an article for the Civic News and write the warrant article for the next meeting, to be forwarded to the Selectmen in mid-January. It will address likely questions: what do other towns do, how much in the Fund, how much LUCT is there each year, how long has Conservation Fund been getting the \$5K it currently gets, etc. and provide information on the rationale.

#### **5. Reviewing Procedures and Conduct**

The special meeting planned for December 3<sup>rd</sup> was cancelled due to the weather. Bryan introduced the agenda of that meeting, which was to be focused on providing response to the Ordinance Review Committee (ORC) and reviewing procedures. Several items from that agenda were addressed:

- The Commission reviewed and commented on the Selectmen's draft policy "Procedures for Appointed Committees" – Ned will submit the proposed changes to Willie ASAP.
- The Commission reviewed the large chart of town boards, commissions, committees – added "Road Agent" to elected officials.
- For providing a description to other Boards and Committees (and the website, if needed), it was agreed that Bryan's listing in the Dec. 3 agend, plus an excerpt from our Commission member recruitment letter would work. Ned will forward this to ORC and the Selectmen.
- Items 4 & 5 from the December 3 minutes were tabled until after the letter created by ORC is sent to the Commission by the Selectmen.

**6. Treasurer's Report:** \$57,019.52 in the Conservation Fund. Balance in operating fund: \$2,176.15.

## 7. Old Business & Reports

- **Groundwater Protection:** Donna and John discussed the meeting last Friday at the Cook Library about large groundwater withdrawals and the Barnstead ordinance (based on constitutional arguments and challenges to rights of corporations). Donna paid the speaker \$50 for her travel; the Commission agreed to reimburse Donna \$50 - John moved, Charlie seconded, and all approved.
- **Easement monitoring:** Claes was not present. Monitoring is ongoing... Ned and John still have to get reports to Claes.
- **Chocorua Village Improvement** is administratively complete.
- **Administrative Assistant** – Susan not able to make it.
- **Planning Board** update – legal documents have been coming in regarding the appeal of the Club Motorsports SUP application denial.
- **McConartys** have received their dredge and fill permit from the state and are meeting this week with the Selectmen to see if there is support for them to proceed with donating a conservation easement (~14 acres on north side of property). John stressed, and the Commission agreed, that it would be best if possible to obtain an easement on a 300' setback strip from the Bearcamp. Bryan (and possibly others) will attend Selectmen's meeting with this as well.
- **Hemenway special use permit** update: John wrote Philip Bryce at DRED updating him on Commission activities in accordance with the agreement and seeking permit renewal.

**8. Coming Events/Communications:** Green Mountain Conservation Group has finished its Natural Resource Guide, available at [gmcg.org](http://gmcg.org) for download – a good resource. John handed out new brochures from Ossipee Conservation Commission regarding their “Window on the Ossipees” effort.

## 9. Adjournment

Ned moved, Donna seconded, all agreed at 10:05 pm.

*Draft minutes respectfully submitted by Ned Beecher, December 11, 2007.*

-----

## Statement of Purpose of the Tamworth Conservation Commission

The TCC's objective is, generally, to protect the natural environment in Tamworth, especially water bodies and wetlands. Its major tasks are to:

- review and comment on wetland permit (dredge and fill) applications to the NH Dept. of Environmental Services for sites in Tamworth,
- be involved as advisors in enforcement of local ordinances, especially the Tamworth Wetlands Ordinance (TWO) on which the Commission advises the Planning Board;
- oversee, maintain, and monitor Tamworth conservation lands and conservation easement properties,
- maintain trails on conservation lands,

- review with land owners and recommend to the Selectmen conservation land purchases and easements that landowners wish to sell or donate to the town,
- support recycling and other conservation initiatives in Town (e.g. household hazardous waste disposal days); and
- review other potential environmental issues or problems in Town;
- provide outreach, educational programs, information, and services to Tamworth residents.