

## **Tamworth Conservation Commission**

Draft Minutes – September 9, 2013

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

**Call to Order** – Nelson called meeting to order at 7:06 pm. Commissioners present were Nelson O'Bryan, Rich Gerard, Chele Miller, Ned Beecher and William Batchelder. Absent commissioners: Bob Seston. Alternates present were Eric Dube, Shannon Maes and John Watkins. Nelson appointed Eric and Shannon to sit in the vacant commissioner's chairs.

Also present: Steve Gray, Selectman; Becca Boyden, Planning Board; Mark Lane; and Sam Martin.

**Approval of Minutes for 08/12/13** – Batch corrected the spelling of Diana Louis's name. Batch moved to accept as corrected. Chele seconded, motion carried.

**Administrative – Announcements:** none.

**Treasurer's Report** – Nelson stated that TCC has spent 50% of annual budget to date. Proposed budgets for the following year are normally submitted in October. Nelson will distribute the current budget to all members for review and formulating a proposed budget for 2014 will be on the agenda for the October meeting.

### **Representative Reports**

**Planning Board** – Becca Boyden reported that the Planning Board had a conceptual review of a proposed subdivision for Tax Map/Lot 209/14. The lot currently has two dwellings on it and the owners want separate lots for the dwellings. There are issues concerning minimum lot areas based on soils. The owners also own 209/15, an abutting lot that has a deed restriction concerning development. The Planning Board is currently researching the original subdivision to see why and by whom the deed restriction was placed on the lot. Other recent Planning Board activities include a boundary line adjustment in Wonalancet, a scenic road cut on Mason Hill Road, runoff damage from the access road for the ATT facility on Durrell Road, and completion of the subdivision regulations revision.

**Selectmen** – Steve Gray agreed that it would be good for the TCC to get the proposed 2014 budget to the Selectmen in October.

### **Conservation Lands Review Committee**

**Floyd** – Ned explained that negotiations with Bob Floyd regarding the purchase of a conservation easement on Tax Map/Lots 420/7 & 9 are stalled. Based on an opinion of value provided by Tom Howard, CLRC recommends paying no more than \$500 per acre (107 +/- ac, depending on survey and amount of land held out for existing buildings) plus transaction costs, which are estimated to be no more than \$5000 - \$7000. The intention is to raise these funds through private donations. Ned distributed a draft letter outlining the terms of the offer so that Bob Floyd would have the offer in writing. Ned moved that TCC accept the letter and terms stated in the letter, to be signed by Nelson as Chair of TCC. Chele seconded. Ensuing discussion addressed TCC obligations mandated by the terms of the letter (i.e., survey, title search, P & S Agreement). Ned moved to amend his motion by revising the letter to remove the second "Chair" in the signature and to add at the end of the final bullet point, "...", which will include additional details concerning the above terms." Rich seconded. Motion to amend the motion carried. Vote on the amended motion: motion carried.

**Reich** – The survey map revisions have been completed and TCC should be receiving a copy shortly. The P&S agreement between SPNHF and the landowners is ready to be signed, which either has happened or will happen shortly.

**Gilman West** – The P&S agreement between SPNHF and the landowners will be signed this month. There will be an application for a boundary line adjustment going to the Planning Board. Nelson is also working on determining the particulars on property access on the Class VI portion of Hackett Hill Road.

**Public Education and Outreach** – Chele reminded everyone that Mary Holland's “Naturally Curious” presentation will be at the Brett school on October 19<sup>th</sup>.

**Easement Monitoring** – Eric is working with Rich in coordinating the easement monitoring tasks. Rich reminded everyone that Fall is the time to do the monitoring. Nelson reported that he has not yet heard back from Chris Alt concerning Chris's efforts to simplify the Alt family easements.

**Managed Lands** – Nelson has yet to hear back from Bob Hardy concerning trail maintenance work in Big Pines. Rich reported that he heard that there are some blow-downs on the Peg King Spur Trail. Nelson will check it out. Batch reported that the map box at White Lake/Black Spruce Bogs has been vandalized again (second time). It is now in his garage. Also, the someone tried to uproot the map box at Big Pines. Agreed to not put the White Lake map box back up but instead keep it in reserve for any boxes needing replacement.

**Other Business** – Chele pointed out that the regularly scheduled October TCC meeting falls on Columbus Day. Agreed to keep that schedule for now. Nelson will reschedule the meeting if a number of commissioners notify him that they cannot make that meeting.

**Adjourn** – There being no other business brought before the Commission, Batch moved, Ned seconded, motion carried 8:33 pm.

*Submitted by Chris Conrod, TCC Administrative Assistant.*