

## Tamworth Conservation Commission

Draft Minutes – December 9, 2013

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

**Call to Order** – Nelson called meeting to order at 7:02 pm. Commissioners present were Nelson O'Bryan, Bob Seston, Ned Beecher, Rich Gerard, Chele Miller, and William Batchelder. Absent commissioners: None. Alternates present were Eric Dube, Shannon Maes and John Watkins. Nelson appointed Shannon to sit in the vacant commissioner's chair.

Also present: Steve Gray, Selectman; Edward Alt; Chris Alt; Doug Hill, attorney for Chris Alt; Mark Lane; and Sam Martin.

**Approval of Minutes for 11/11/13 and 11/25/13** – Batch moved to accept both sets of minutes as written. Rich seconded, motion carried.

### **Proposed Easement on Land of Chris Alt**

Chris Alt wishes to donate a conservation easement on a portion of his land (Tax Map/Lot 414/56). Total area is about 31 acres; he would like to hold out two areas: 2.2 acres around his house and accessory buildings, and about three quarters of an acre along the southern boundary for a possible future building area. The proposed easement allows a subdivision that would create a lot with 200' of frontage on Bunker Hill Road and have the future building area at the far end of the lot; otherwise, no further subdivision would be allowed. These areas have been surveyed and monumented. The easement allows public access and encourages non-motorized recreation. Ned moved to recommend to the Selectmen that they accept and sign the easement at their next meeting, pending review by the Town Attorney. Batch seconded. Further discussion involved questions and answers concerning specific provisions in the easement. Ned explained that TCC would have a non-binding review process prior to any development activity on the future building area. Motion to recommend to the Selectmen carried.

### **Administrative –**

**Announcements** – Received copy of NH-DES approved permit for replacing a culvert and associated work on Tax Map/Lot 401/7. There will be a Climate Change Talk at the Franconia Town Hall, December 11<sup>th</sup>.

**Treasurer's Report** – The monthly statement has not been received yet. Bob has submitted a request for checks to go out for what was approved at the November meetings. The Selectmen reviewed the proposed TCC 2014 budget at their last meeting; a few questions but no significant problems voiced. Theresa Swanick submitted a bill for services rendered reviewing/consulting regarding conservation easements. By Ned's calculation, the amount owed by TCC is \$771.67. Ned moved to pay the bill out of the 2013 budget if possible. Rich seconded, motion carried.

### **Representative Reports**

**Selectmen** – Steve Gray mentioned the Bearcamp Farm Purchase and Sale agreement and that the Selectmen are fine with that.

**Planning Board** – Becca Boyden could not make this meeting. She sent the following report: At its November meeting the PB held a Conceptual Review for a 2-lot subdivision with considerable floodplain land of the property of John Reggiero and Kathleen Lang on Whittier Road Map 209/17 and Map 404/18. A non-binding straw poll indicated general support among the members for waivers to approve the subdivision. The problem with the run-off at the ATT tower on Durrell Road appears to be under control with a site plan submitted for fixing it; the PB sent a notification to the Selectmen that the conditions for approval of the PWSF Site Plan Review have been met, provided that the applicant applies for and receives a driveway permit (reconstruction). The PB has accepted Helen Steele's request to withdraw the Boundary Line Adjustment for the Steele/Wonalancet Cemetery. LRPC is looking for a Tamworth Commissioner.

**Public Education and Outreach** – Received another application for a Hikin' Heron patch. Chele will send an updated list of patch recipients to the Admin. Asst. for posting on the website. Discussion as to whether or not the trail to the top of Page Hill should be added to the Hikin' Heron list; someone needs to review the language of the right-of-way/easement before any decision can be made.

**Easement Monitoring** – Annual monitoring is still in progress. A number of reports still need to be submitted.

**Managed Lands** – Dave Bowles has reported that there are some trees blocking the view from the fire tower. They limit the extent of landscape that can be seen through the web cam, which is useful for identifying and locating fires. This is outside the purview of TCC. The land and trees are owned by the State; Bob Hardy would be the person to contact about this.

### **Public Hearing: Gilman West, Reich and Floyd Easements**

At 8:00 pm Nelson opened a public hearing to accept any comments concerning three projects that will result in the Town of Tamworth acquiring a legal interest in real estate; specifically: Gilman West (Tax Map/Lot 414/64), Reich Property (Tax Map/Lot 414/17), and Bearcamp Valley Farm (Tax Map/Lot 420/7 & 9). Public notice for this hearing was printed in the Conway Daily Sun on November 29; it was posted on bulletin boards at the Town Office, the Other Store, and the Tamworth Post Office; and it was posted online at the Tamworth Exchange on November 28.

Ned reviewed the projects. Gilman West is 63 acres with frontage on Hackett Hill Road, it is being added to Gilman Forest via a boundary line adjustment, SPNHF will purchase the property and TCC will hold a conservation easement. The Reich property consists of 103 acres on the south side of Durrell Road; SPNHF will purchase a conservation easement and TCC will hold an executory interest. These two projects have been combined by SPNHF into one fundraising project. TCC has committed \$10,000 from the Conservation Fund toward this project and has already made a net expenditure of about \$3900 to cover half the cost of a boundary survey on the Reich property. The Bearcamp Valley Farm consists of about 107 acres on two lots that will be in a conservation easement held by TCC. There will be two building areas that will be excluded from the easement. The entire purchase price will be funded by a private foundation. TCC has fronted \$10,000 for a Purchase and Sale deposit, which will be returned to the Conservation Fund at closing; and the TCC has committed up to \$6000 toward the expenses of a boundary survey and transaction fees.

**Public Comment:** Comments were primarily questions concerning clarification of specific easement provisions. Ned explained that TCC (the Grantee) will not reserve the right to build and maintain trails on Gilman West, but public access will still be allowed. The logging activity on Bearcamp Valley Farm was discussed. There will be a forest management plan in place prior to closing. Steve Gray (speaking as a private citizen) said that protecting Bearcamp Valley Farm will be good because of it's high visibility location on the western approach to South Tamworth Village.

Nelson closed the public comment period at 8:37. Chele moved that TCC recommend to the Selectmen that they accept the Gilman West conservation easement, which should be ready for their review shortly. Rich seconded. Motion carried.

**Other business** – Mark Lane asked that future public hearing notices be sent out via the minutes email list. Nelson thanked him and promised to do that in the future. Rich reported that he discussed the Chocorua Valley Lumber wetlands restoration project with DES. DES stated that there were requirements that should have been met in November; they have not heard from the landowner and they would be sending a letter out shortly. It will probably be copied to the Town, most likely the Selectmen.

**Adjourn** – There being no other business brought before the Commission, Batch moved, Ned seconded, motion carried 8:46 pm.

*Submitted by Chris Conrod, TCC Administrative Assistant.*