

Tamworth Conservation Commission

Draft Minutes – July 9, 2012

Draft minutes to be reviewed and approved at a subsequent meeting

Call to Order – Nelson called meeting to order at 7:04 pm. Commissioners present were Nelson O'Bryan (Vice-Chair), Bob Seston, William Batchelder, Rich Gerard, Chele Miller, and Margaret Rieser. Ned Beecher was absent.

Also present: John Mersfelder, Conservation Lands Review Committee member.

Approval of Minutes for 06/04/2012 – Margaret moved to accept the TCC June meeting minutes. Batch seconded. Motion carried.

Administrative

Treasurer's Report – Margaret reported that \$160 has been paid out since the last meeting. The current balance is \$5116. To date, 82% of the budget remains unspent.

Announcements –

Ned has been contacted re speaking about TCC work & land conservation at annual CLA and/or CLCF meeting in Chocorua August 25, 3:00 pm; other TCCers welcome.

A recent AMC Outdoors article included a description of Hemenway State Forest and the trails maintained by TCC.

Received UNH-CE brochures advertising the “Speaking for Wildlife” program and soliciting nominations and applications for the Fall Coverts workshop in Greenfield.

Received SPNHF reminder for easement monitoring due in 2012.

Wetlands and Sub-surface Committee

Chocorua Valley Lumber, Lots 205/2 & 206/41 – report: Planning Board held hearing and deliberation in June; did not reach decision yet. Deliberation will be continued this Wednesday.

Juniper Land Trust, Lot 401/47; SUP application – TCC has received copies of State and Town applications for replacing a culvert under a driveway. Application packages were turned over to Batch; he will consult with Ned concerning action needed.

Watkins Complaint – TCC received a written complaint by Robert W. Watkins concerning potential work in wetlands by John Watkins. Logs have been placed in a stream. Ned contacted John Watkins and discussed the issue. It is reported that the proper paperwork is being prepared by the landowner.

Committee/Coordinator Reports

Conservation Lands Review Committee – “Eastern Field” (tax map lot 420/14) – Nelson reviewed the history of this project. The proposal is to raise \$40,000 for purchase by the Town of a conservation easement on the 19 acre lot. The landowner wants to close the deal by July 31st or he will put the property on the market. The proposal submitted by memo from Ned asks for TCC to commit \$10,000 from the Conservation Fund toward purchase of the easement and \$1000 from the Conservation Fund and/or the operating budget for legal expenses. Chele stated that, based on an expected fee-simple asking price of about \$80,000, the price for the easement is reasonable; it is part of a prime wildlife crossing area along Route 25, it has Bearcamp River frontage, and the west boundary of the lot abuts the east boundary of the LRCF protected last year. Bob stated that he is concerned that the draft Purchase and Sale agreement implies that TCC would be underwriting the entire purchase price; if the \$30,000 expected from other sources (mainly private donations) is not raised, TCC would be legally responsible for that debt. John Mersfelder also had that concern and suggested adding an escape clause. He also advised that the wildlife road crossing value of the parcel is dependent on future use of the land across the road. Various options were discussed for dealing with the financial liability problem and it was generally agreed that the entire \$40,000 was more than TCC should commit to the project. Margaret moved:

To proceed with purchase of a conservation easement on the “Eastern Field” (aka “Brown Field” or “Stanley Field”) of Bearcamp Valley Farm, So. Tamworth, with easement terms similar to those on the Western Field and Beaver Brook parcels previously conserved; and for the Conservation Commission to commit \$10,000 from the Conservation Fund to this purchase, provided that the additional \$30,000 comes from other sources; and to authorize the Chair to sign a modified purchase & sale document and the conservation easement and urge the Selectmen to sign it as well, as long as the title search finds nothing unusual and the Town Attorney reviews and approves the details of the easement.

Chele seconded. Discussion during the formation of the motion was based on making sure that the wording of the purchase and sale agreement would not obligate TCC to fund more than \$10,000 toward the purchase if the remaining funds could not be raised by donation. Motion carried by unanimous voice vote.

Legal fees in the amount of \$1000 are expected before and during closing of the eastern field transaction. There is about \$400 remaining in the legal line of the annual budget. Bob moved to approve eastern field transaction expenses not to exceed \$1000, first from the annual operating budget to the extent possible, the remainder to come from the Conservation Fund. Margaret seconded. Motion carried.

Public Education and Outreach

July 4th Parade – TCC won the award for Most Original Float! It was a hit with the spectators, too; and it was done without throwing candy or trinkets to the crowd.

Hikin' Heron – Received one new patch application. An out-of-town scout group is interested in doing the challenge; agreed it is a good idea to keep it open to everyone, regardless of residency status. Chele has purchased more badge application forms.

Easement Monitoring

TCC has received a donated boundary survey map for the Mabel Evans lot (Hayfield Trust) from Paul King.

The Administrative Assistant is currently working on conservation easement reports for updating the state-wide GRANIT database.

Nelson observed that receipt of the SPNHF easement monitoring reminder is a good time to start thinking about all the easement monitoring obligations that TCC needs to fulfill. The fall season will be here soon. Let Rich (the easement monitoring coordinator) know if you will be able to monitor the easements assigned to you, and especially let him know if you can't, so TCC can fill any gaps.

Managed Lands and Trails

Nelson met with Fish & Game at Hackett Hill Management Area on June 29. Logging over the winter obliterated part of the Bearcamp Trail. TCC has permission to flag and clear a relocation. When it is done, F&G will GPS the route and provide a map and GIS data to TCC. The area in need of work is about 100 yards long.

White Lake Signs – In response to a report from hikers, Ned cleared foliage away from the trail sign at the snowmobile road. The State Park did not get the trail signs made this past winter. Nelson will remind them of the need prior to the coming winter (they only make signs during the winter).

Big Pines Sign – The sign is not ready yet. Last time Chele checked, they were re-routing the lettering. Rich will check with some local loggers to see what it will cost to remove the trees overhanging the footbridge.

Household Hazardous Waste Day – Dates are July 28 and August 4 (this is when Moultonborough and Ossipee sites are open; closest sites for Tamworth residents). Ned and Chris Cline are coordinators; they could probably still use some volunteers.

Adjourn – There being no other business brought before the Commission, Batch moved, Margaret seconded, motion carried 8:40 pm.

Submitted by Chris Conrod, TCC Administrative Assistant.