

Minutes
Conservation Lands Review Committee
Friday, January 24, 2014

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

Present: Ned Beecher, John Mersfelder, Chele Miller, Bob Seston, Kate Thompson
Also: Chris Conrod, Nelson O'Bryan, Susan-Bryant Kimball, David White. Martha Twombly of the Forest Society connected into the meeting briefly by speaker phone.

Meeting began at 10:10 am.

Reich/Gilman West Conservation Project

1. Fundraising progress
 - a. Each committee member reported on progress on making contacts with key potential donors, as assigned at the last meeting. Some good progress was reported.
 - b. It was agreed that Ned will work with Martha at the Forest Society to keep a clearer confidential spreadsheet record of contributions, so the Committee can track things more easily and avoid duplicate solicitations of people who have given to the project.
 - c. The Committee will submit a grant proposal to the Tamworth Foundation toward the end of February, requesting a contribution that will served to leverage the end of the campaign. The Foundation's deadline is March 1, and they make a decision ~ March 15th.
 - d. It was noted that it appears acknowledgments/thank yous have not been going out from the Forest Society; we'll check on this.
 - e. Chele, Nelson (with John and Katy too) staffed a table at the Farmer's Market this past Saturday. There was a steady number of people coming through until about noon. Good interactions, some pledge forms handed out, no checks written. The information we had there was useful. So we should do it again, February 1 – Ned will cover the whole time. Others let Ned know when they can join him (Nelson and Chele will be away).
 - f. It was agreed to establish a matching contribution challenge and announce it soon and at the field trip, etc.
2. Field Trip February 16
 - a. Chele, Ned, and Nelson reviewed arrangements for the field trip. They will work with Martha to finish up the details and get invitations out soon.
3. Ideas for the future (after we get through the current effort):
 - a. Is it worth considering asking for regular donations to the conservation fund?
 - b. Might want to have a summer celebration and review of progress on the WOW initiative, inviting and thanking all contributors and partner organizations.
4. Ned called Martha to review several items, and Martha joined the meeting by speaker phone. Martha was advised of each of the items, above. She agreed to provide additional flyers and posters and help with the Field Trip arrangements. Ned and Chele will follow up with her. It was agreed that the Forest Society should try to push back the end of the campaign to at least March 15th; maybe April 1, to allow for the Tamworth Foundation

grant. Martha reported on successful fundraising by the Forest Society amongst its Lakes Region contacts, achieving another ~\$43,000.

5. Ned then reviewed with Martha and all what the CLRC is committed to completing for this project:
 - a. Continued local calls and outreach from Committee members to raise funds for the project.
 - b. Co-production of the February 16 Field Trip with the Forest Society, including working with local media/news release.
 - c. Taking the lead on the grant proposal and follow-through with the Tamworth Foundation.
 - d. Providing the pledged money from the town Conservation Fund.
 - e. Helping create a challenge matching funds challenge to help with the last part of the fundraising campaign.

Bearcamp Valley Farm – Southern Lots Project

1. Ned reported on recent progress:
 - a. Draft survey received from Jim Hambrook. The Committee reviewed it and will submit comments / suggested edits to Ned, who will provide them to Jim for the final plat.
 - b. Ned received the records of title for both lots from Theresa Swanick, and they look fine. There is one odd conveyance in the early 1900s that was made just by a signed note in the margin of the registry book. It is agreed that this is highly unlikely to create any issue, but Ned will bring this to the attention of Town Attorney Rick Sager during his review of the project and the conservation easement.
2. Review of next draft of the proposed conservation easement. Ned had provided this draft to all members and interested parties in advance of this meeting.
 - a. It was agreed that it will be critical to allow for any future owner of Lot 8 (the one-acre house lot owned by Mr. Floyd now) to be able to adjust the property line to the east of the house that passes through an existing barn, so that the barn is not cut in two by property ownership if the lots go to different owners. Ned will draft language in the next version of the easement and ask for Town Attorney to review this closely. The goal of this stipulation, and of the stipulations about septic systems and wells on the conservation easement area, is to have the one-acre lot 8 remain a viable single residence lot.
 - b. The clause about septic systems and wells being allowed on the conservation easement area should specify “onsite septic system” and should clarify that these are to be used to serve only a *residential* house that is on the same lot and/or the house on lot 8 (the single-acre lot that is not involved in the conservation easement at all), if needed. We do not intend to have someone be able to build a large business on the hold-out areas of Lots 7 and 9 and then install a massive septic system in the conservation area. The same goes for lot 8: if a residence on that lot needs additional space for a septic system to meet state standards and best practices, the conservation easement will allow it, if they can get the agreement of the owner of lot 7 and/or 9. But the conservation easement will not allow a septic system for a non-residential structure or business or something else on lot 8. The owner of that lot can build whatever they want – this easement process has absolutely no jurisdiction over that lot. But, the easements on lots 7 and 9 can only

allow a septic system and well that supports lot 8 if the structure on lot 8 is a residence.

- c. Susan brought up some additional items for further discussion, but the time for the meeting had run out. These will be addressed subsequently.

Adjourned: Ned moved and John seconded and all agreed at noon.