

DRAFT MINUTES
Conservation Lands Review Committee
Tamworth Conservation Commission
Friday, November 8, 2013

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

Present: Ned Beecher, John Mersfelder, Chele Miller, Katy Thompson
Also: Susan Bryant-Kimball, David White, and Martha Twombly (arrived 9:30)

Called to order by Ned at 9:08.

Bearcamp Valley Farm – Southern Lots Conservation Effort

Ned reported that this project is moving ahead again. Ned talked with the landowner on Sunday, at the Farm, and he agreed to the \$500/acre offer of the CLRC & TCC for a conservation easement on the two lots behind his house on the south side of Route 25. This agreement is part of a broader understanding involving private interests as well and including cooperative future work with Lakes Region Conservation Trust to have the landowner sell the fee simple ownership of the Eastern Field (which is already under town-owned easement) to LRCT for \$15,000.

Details for going forward:

- The purchase cost for the Southern Lots easements, estimated at \$53,500 (\$500 x 107 acres) will be covered by an anonymous contributor. No further fundraising is needed. The exact acreage and cost will be determined by a survey.
- Transaction costs are the only costs this Committee and the TCC need to address. The CLRC hopes the TCC will provide funds from the Conservation Fund, with, perhaps, a grant from the NH Charitable Foundation paying ½ of transaction costs. These costs include:
 - Survey ~ \$8000
 - Title review, documentation, paperwork (Theresa Swanick) - \$2000
 - Closing costs
- The following need careful attention as this transaction proceeds:
 - Defining easement area
 - Survey & title work, to address historic issues with boundaries on S and W sides
 - Current logging operation and how that will impact conservation value and fit under conservation easement (there was some discussion of this, with the understanding that a forest management plan by a forester will be needed under the easement, so this is something that should be worked on right away to get it in place so the logging is in conformance with the upcoming easement; Ned talked with the landowner about this and asked that he identify an appropriate forester and discuss the situation with his logger).
 - P & S needs to be drafted – could include language regarding the fact that the logging must be in compliance with future easement
 - Ned will be in touch with Theresa Swanick about helping with documents & transaction
- Ned will continue to advance the above steps and update the Committee at the next meeting.
- The Committee continues to support this project and recommends the TCC does too.

Reich/Gilman Conservation Easement Project with Forest Society

Martha Twombly of the Forest Society joined the meeting to work on a cooperative fundraising effort for the combined conservation of the Reich and Gilman West properties. Ned reviewed the goals of the effort, including the TCC's limited commitment to a "best effort" in this fundraising work, noting that other demands limit what this volunteer Committee can accomplish.

The following were planned & discussed:

- Forest Society membership appeal letter in early December, with TCC signature.
- Article in *Forest Notes* – this reaches Forest Society membership
- Martha will ask Brenda to write article about larger Whites to Ossipees Connectivity initiative; CLRC input is offered for this.
- Start full campaign in December, with press releases in late November .
- Total project target: \$155,000 for easement purchases, transaction, and Forest Society (& TCC) costs.
- Deadline for fundraising: April 2014.
- The expectation is that the Freeto (Gilman West) easement will be signed next week.

Other Suggestions:

- SPNHF letter to area taxpayers (in December?)
- SPNHF will create a flyer
- CLRC could send a targeted letter to Gilman East donors describing the opportunity to expand that area.
- In-town gathering with a presentation by Tom Howe
- SPNHF will contact the Tamworth Foundation seeking a grant
- Consider an article in the WODC and CLCF Newsletters (perhaps co-authored)

Ned will send Martha pertinent documents from Gilman campaign. Also TCC logo and letterhead, for making a joint letterhead for thank-yous, etc. Also, if Nelson is willing, send her Nelson's signature to go on the joint appeals letter and other documents.

Next Meeting: Friday, November 22, 10:00 am.

Adjourned at ~11:00 am.