

## **MINUTES**

### **Conservation Lands Review Committee of the Tamworth Conservation Commission Friday, January 20, 2012**

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

**Present:** Ned Beecher, Chris Conrod, John Mersfelder, Bob Seston, Katy Thompson

The meeting started about 9:20 am.

#### **Beaver Brook Parcel Conservation Easement**

Chris has provided a draft of easement documents. This meeting involved reviewing the drafts and agreeing to key provisions. Ned will finalize the draft and get it to The Community School for their review. We will set up a meeting with the School representatives to walk the site and then go over any questions. Then we will provide a final draft to the Selectmen and Town Attorney for review.

There was discussion about where to allow a farm stand or similar structure. It was agreed that it would be good to keep it plenty of distance from the corner of Rte. 113, and it has to be at least 300 feet from Beaver Brook. It will probably be in the area near the sign. This will be a key provision to finalize with the School representatives on the site walk.

Agriculture was an activity on this site in the not-so-distant past. If the old agricultural areas were opened up again, would that negatively impact the conservation values? It would change habitats, of course, but we are trying to strike a balance between the intended conservation protections (200' buffer along river and Beaver Brook) and having the property have some value to future owners for agricultural purposes.

The existing building should be removed eventually; it is outside of the allowed building area. This should be discussed with the School and perhaps the intention put into a separate Memo of Understanding.

#### **Bearcamp Valley Farm**

We continue to try to figure out how to pursue further protection along Route 25. Ned will continue discussions with the landowner to see if we can create a conservation easement on another of his lots.

#### **Other**

- There was discussion of furthering the protection of the Western Field area into Sandwich by encouraging the Sandwich CC and others to possibly protect the next lot west in Sandwich.
- There was discussion of the interest in a lot south of Osgood Road, about which the Commission was contacted. John will start a draft letter for Ned to send to the landowner, asking if there is any further interest. This lot has long frontage on Mill Brook, so an easement at least along the waterfront would be desirable.

Meeting adjourned at about 11:15 am