

## **DRAFT MINUTES**

### **Tamworth Conservation Commission Ad-hoc Committee on Land Conservation November 12, 2010**

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

**Present:** Ned Beecher, John Mersfelder, Chele Miller, Nelson O'Bryan, Kate Thompson, with assistants Chris Conrod, Theresa Swanick, and David White

**Meeting called to order at 9:40 am.**

#### **Updates**

- Ned reviewed recent events, including the signed Purchase & Sale agreement between The Community School and Bob Floyd for purchase of one of his lots by the School using privately-donated funds. In addition, he reviewed the Memorandum of Understanding (MOU) between the Conservation Commission and the School and an MOU between the Commission and Mr. Floyd, all of which were signed last Friday and Monday. Ned will send copy of these documents to the Committee members.
- Several present participated in the Bearcamp Valley Trackers evaluation last Saturday of the properties between Route 25 and the Bearcamp River (conducted with landowner permissions). Chris produced a detailed map of wildlife and other natural history highlights on the properties – and there are many.
- David White and Katy reported on meeting with the LRCT Lands Committee, and they are interested in the larger conservation project and are willing to provide help.

#### **Next Steps**

*Inspections:* A hazardous waste inspection is an important step detailed in the P & S. Committee members will conduct further checks of the property, as needed, with professional support, as needed. Chris has checked out oil spill records for the properties; there is one record, which occurred in 2005, and was on one of the properties on the south side of Route 25 and was completely cleaned up, approved by the state. David will ask Don Berry about what would be involved in a professional review of the property for hazardous waste. Ned noted that Mr. Floyd has granted permission to look in the little shed on the property.

*Examination of Title:* It was agreed that Alpine Title would be a good choice, given it is local and The Community School had consulted with them recently. The current deed is a Quitclaim Deed, but prior deed were Warranty Deeds; this will be checked out in the title review. Ned will let the realtor Gerard Costantino know that he can go ahead and pass on to Alpine the necessary documents to get them going on this job. He will stress to them that the Route 25 right-of-way should be investigated – what does the state own extending into the subject property?

*Fundraising* David White passed out a "Summary of Conservation Values, Public Benefit of Floyd Project." Habitat values discussed include:

- Bearcamp Trackers found extensive wildlife activity on all lots, including Hertel's.

- Lot 46 includes three important habitats: floodplain forest, shrub wetland, and vernal pool
- Barry Paterno has identified wood turtle in the river near there
- Main deer crossing is where woods west of Riverbend property come close to road.

Chele and Chris will contact Dept. of Transportation to alert them regarding this conservation effort and see what plans they might have for this stretch of Route 25. Chele will contact Susan Morse to find out proper contact at DOT.

There was discussion about the big picture and how it might dovetail with Community School efforts (Garden Committee), etc. One concern is ending use of wetland areas on Floyd's land, which might allow for USDA funding. David will contact the Community School Garden Committee and see if we can have a meeting with them about this bigger picture stuff.

Katy passed out a draft fundraising letter. Our goal is \$90,000; we have pledges for \$55,000. Committee members will use the letter, modified as needed, to reach out to potential donors, including local people interested in maintaining agriculture in town.

Nelson and Chele agreed to track donations and assist The Community School with providing charitable contribution acknowledgements, as the two of them did for the Gilman Forest project. The address for donations is:

Nelson O'Bryan  
900 Bunker Hill Road  
So. Tamworth, NH 03886

It was agreed that, for this project, it is best to not do broad mailing or have a lot of publicity. Would have to check with Mr. Floyd before doing any publicity.

It was noted that the TCC Conservation Fund could contribute transaction costs (\$5000?).

We have a looming deadline for closing by the end of the year. Everyone will bring to the next meeting ideas for people to approach and other fundraising strategies.

**Adjournment:** John moved, Katy seconded, all approved adjourning at 11:40 am.