

Tamworth Conservation Commission

Draft Minutes – November 25, 2013

Draft minutes to be reviewed and approved at a subsequent meeting

Call to Order – Nelson called meeting to order at 6:34 pm. Commissioners present were Nelson O'Bryan, Ned Beecher, Bob Seston and William Batchelder. Absent commissioners: Rich Gerard and Chele Miller. Alternates present: John Watkins. Nelson appointed John to sit in one of the the vacant commissioner's chairs.

Also present: Kate Thompson and John Mersfelder arrived about five minutes before adjournment.

Conservation Lands Review Committee

The following in italics is excerpted from the TCC November 11 meeting draft minutes and is included for background information:

Floyd Southern Lots (420/7 & 9) – Bob Floyd has made a verbal agreement to grant a conservation easement to the Town of Tamworth for \$500/acre, which, depending on the final survey, should be \$53,500+/- . A private group will cover this cost. Included in that private agreement, LRCT will work toward purchasing Floyd's Eastern Field (420/14), which is already under a conservation easement. In addition to the actual cost of the easement, there will be survey and transaction costs (title search, deed review, closing). Hambrook Surveys has already done abutting properties and therefore would be a good candidate for the survey. All totaled, survey and transaction costs should come to \$8,000 - \$9,000. Half of this might be covered by NH Charitable Foundation and/or Mooseplate grants. John moved to authorize TCC to expend up to \$6000 to cover half of the survey and transaction costs for the Floyd southern lots. Eric seconded, motion carried.

Deposit for Floyd Southern Lots – Nelson explained the purpose of this meeting: The Floyd conservation easement Purchase and Sale Agreement needs to be signed soon. There is a \$10,000 deposit required at the time of signing the P&S. This deposit is part of the purchase price, which will be covered in full by a private foundation. However, those funds will not be available until the time of closing. The Conservation Lands Review Committee recommends that TCC provide a loan of \$10,000 from the Conservation Fund to cover the deposit and to be reimbursed by the private foundation at the time of closing.

Ned explained that the deposit is non-refundable so there is some risk. John asked if there were any reasons why the sale would not be completed. Ned replied that all parties are committed and the only thing he could think of that could stop the sale is if the title search revealed a problem. Some of the title work has already been done and it is unlikely that there will be any problems with the chain of title. Furthermore, there is a protective clause in the P&S that if the seller can't show a clear chain of title, he must return the deposit. Closing is expected to occur in January of 2014. Batch moved to provide \$10,000 from the Conservation Fund to cover the Floyd P&S deposit with the understanding that the funds will be reimbursed by the private foundation at the time of closing. John seconded. Motion carried.

Ned said there should be a public hearing for the expenditure from the Conservation Fund. Nelson said he could put it on the December 9 meeting agenda as the second item. Ned will take care of posting the public notices.

Adjourn – There being no other business brought before the Commission, Ned moved, Batch seconded, motion carried 6:52 pm.

Submitted by Chris Conrod, TCC Administrative Assistant.