

**DRAFT MINUTES**  
**Conservation Lands Review Committee**  
**of the Tamworth Conservation Commission**  
**Meeting of Thursday, April 21, 2011**  
**9:00 am – 12:00 Noon**

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

**Members Present:** Ned Beecher, David Little, John Mersfelder, Bob Seston, Katy Thompson  
**Others Present:** Chris Conrod, Susan Bryant-Kimball, David White

**1. Structure of Committee.**

Ned explained the organizational changes the Commission had made at its regular April meeting: the Chair dissolved the ad-hoc committee on land preservation and assigned to this Committee, which includes many of the same members, the tasks of continuing the work on the Conservation Easement for the Hertel/Western Field property, which the Commission has agreed to purchase on behalf of the Town. Bob Seston has agreed to be Chair of this Committee, helping to organize its work and ensure things get done; Ned will gradually transfer things to him while remaining active in working with Van Hertel and Bob Floyd to complete the proposed conservation of the farmlands.

The mission of this Committee is to review potential land conservation on properties in Tamworth and related tasks, guided by the standards and guidelines for land conservation that the Commission has adopted.

Current Committee members are Ned, David, John, Bob, Katy, and Margaret Rieser. Nelson has decided not to remain on this Committee. Ned will check with Chele about continuing. The full Commission will finalize and formalize membership assignments for this Committee at its regular meeting in May.

The Committee continues to be appreciative of the important input provided by David White, Susan Bryant-Kimbal, and Chris Conrod.

**2. Hertel/Western Field Conservation Project**

**a. Fundraising update**

Ned reviewed information on funds currently in hand for the project at the Lakes Region Conservation Trust, which will become the owner of the property. The total is above \$85,000, including some recent contributions and pledges reported by others at this meeting.

There was discussion about what LRCT should do if excess funds are raised, which is not likely to be a significant problem. It was agreed they should put extra money to the Tamworth Conservation Fund stewardship fund or a reserve in the Conservation Fund for a future conservation project (e.g. Floyd Farm). Will suggest to LRCT that they talk with any last donors over \$95K and find out what they want to do. Ned will talk with Don Berry about this.

**b. Closing**

Ned explained that Alpine Title suggested that, for simplicity, LRCT's lawyer should handle the title work and closing. Alpine is mailing the \$10,000 deposit to LRCT Attorney Mattson in Meredith.

**c. Checking for hazardous substances on the property**

The Committee agreed that there is little likelihood and no evidence of hazardous substances on this property. Thus, no further investigation under the hazardous substances contingency clause in the P & S is needed.

**d. Conservation Easement**

The Conservation Commission's formal involvement in this project is to purchase a Conservation Easement on the property from Lakes Region Conservation Trust, using \$15,000 from the Conservation Fund, as supported in a preliminary vote at a Commission meeting and the Selectmen.

The Committee worked on editing a draft of the Easement compiled by Chris Conrod (working as a volunteer), using a projector and editing as a group on the screen.

It was suggested to consult on agricultural land conservation easements with Tom Earle (447-6641) and maybe Farm Bureau (Rob Johnson).

In looking at the purposes section of the draft easement, it was agreed that the highest priority is wildlife (wildlife connectivity is how we got into this project); agriculture is a strong, important second priority. It was agreed, however, to just retain a list, not in any order, in the purposes section of the Easement.

It was agreed that we need to be careful about restrictions: we need flexibility and simplicity in the document.

After going through about ½ the Easement section by section, providing edits and input, Ned was given the task of making an updated draft for further work at a subsequent meeting.

**3. Adjournment**

John moved, David seconded, and all approved at 12:00 noon.