

MINUTES

Conservation Lands Review Committee

Friday, February 7, 2014

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

Present: Ned Beecher, John Mersfelder, Bob Seston, Katy Thompson. Also: David White, Chris Conrod, Susan Bryant-Kimball.

Meeting convened at 10:10 am

Bearcamp Valley Farm – Southern Lots

Ned reviewed recent developments regarding this easement process:

- Jim Hambrook completed a second draft of the survey, incorporating changes suggested by Ned and Chris Conrod. Ned has carefully reviewed this too and sent a few typo edits to Jim. Ned has asked Jim to help with putting together the easement property description for the Appendix A of the easement. Jim says he expects to finish placing all remaining monuments at corners and finish the final plan by Monday.
- Ned talked with Bob Floyd yesterday twice, after not hearing from him for some time, despite leaving several messages. Bob is ready to move ahead with finalizing the easement. Ned will meet with him on Monday morning to go over the details of the easement and the survey plan.
- The timeline is looking like it might be possible for the easement to be signed next week. Ned stating this raised some discussion regarding whether that gave time for ample review of the easement document. Ned will provide the final draft easement to all interested parties (TCC and Selectmen included) in the next couple of days. He will also get Town Attorney review, which the Selectmen will rely on. He noted that this easement has had a lot of detailed work by this Committee, as was needed because of the complexities of the properties involved. Formal review has also already been done by Theresa Swanick, and Ned is providing the few suggestions from her during the discussion of the easement, below.

Conservation easement discussion. The Committee read through the current version of the easement projected on the meeting room wall. Ned had provided this version to the CLRC early in the week, in advance of this meeting. However, he forgot to forward it to Susan and David White; he apologized for the oversight and asked the Committee if that meant it would be best to postpone further discussion until another time. There was agreement to continue with the discussion at this meeting.

Vote: Katy moved and Bob seconded to have the Committee recommend to the full Conservation Commission the easement that this Committee has created, including any amendments agreed to by the Committee today. The motion carried 3-0.

The following topics were reviewed most closely and finalized with general consent of the Committee and advisors present:

- Potential for use of motorized vehicles for recreation.

- The necessity of allowing for a one-time boundary line adjustment in the future to allow for the landowner(s) at that time to resolve the issue caused by the current barn being bisected by the property line between lots 7 & 8.
- Use of property to satisfy zoning requirements.
- Signs and access restrictions.
- Ancillary structures.
- Utilities: Ned noted that Theresa Swanick suggested that we allow utilities to serve structures and/or residences on both lots 7 & 9 if that's what future landowner(s) want to do. The Committee agreed with this change.
- Current agricultural uses.

The Committee looked more at the survey plan. Ned will provide Jim Hambrook with the following additional edits:

- Move the carve out boundary on Lot 7 to run through the USCGS marker, for simplicity.
- Mark the iron pipe found along Route 25 (open circle on the plan which now has no explanation).

Adjournment

John moved and Ned seconded and all approved at 12:15 pm.
