

MINUTES
Conservation Lands Review Committee
Friday, December 6, 2013
Town Office

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

Present: Ned Beecher, John Mersfelder, Chele Miller, Kate Thompson (at 11)
Also: Chris Conrod, Susan Bryant-Kimball, David White

Ned called the meeting to order at 10:15 am.

Bearcamp Valley Farm – Southern Lots

1. Site Walk Tuesday. Ned and others reviewed the site walk the CLRC held on Tuesday, December 3rd, which was attended by Ned, John, Chele, and Kate. This site walk had been posted by Ned as public meeting of the Committee. We spoke with Bob Floyd and Andy Anthony as we figured out and marked with flagging tape the areas around each of the houses on lots 7 and 9 that will not be in the Conservation Easement area. It was agreed to keep these “carve-out” areas fairly small around each house and allow, in the Conservation Easement, for a septic system and/or well to be installed on conservation easement land, if needed, for each house. Thus, the two red barns and sheds at the west end of the buildings will be on the conservation area, which is fine, because they are structures ancillary to the allowed agricultural uses in the Easement. This arrangement maximizes the amount of road frontage that is protected from development by the Conservation Easement. We talked with Jim Hammond, the surveyor, during this site visit, as he was there beginning this survey of the lots; he is going to survey the carve-out areas around that houses that we defined and include them on the survey plot.

2. Further discussion defining lines of the carved out areas

- For this meeting (Friday), Ned had provided a copy to each committee member and others of the draft conservation easement that Chris Conrod had helped create, using the Eastern Field final conservation easement as a starting point.
- There was discussion of what could happen with future ownership of these two lots (7 & 9). We are proposing one easement on two lots of record that could, conceivably, go into separate ownership. How should that be addressed in the easement?
- Agreed to include phrase: no further subdivision allowed (which recognizes that there are currently two lots).
- Keep options open for how the three lots can be owned separately or together in the future
- Easement will allow for septic systems and wells to be placed on the conservation easement area (without being specific as which houses they are related to)

There were also discussions regarding...

- ...whether or not motorized recreation should be allowed under this easement; there has traditionally been some snowmobile use on the property;
- carefully defining what the term “The Property” refers to: it refers only to the Conservation Easement area, which is a subset of the entire lots 7 & 9; we want to make this clear in the early paragraphs of the Easement document.

- other details in the first few sections of the draft easement document.

It was agreed to continue the process of review and discussion of the rest of the document at a future meeting. Committee members and others are asked to provide their suggestions/edits regarding the current draft to Ned, who will compile an updated draft and provide it to everyone in advance of the next meeting.

3. Next meeting: January 3rd, 10:00 am.

Reich/Gilman West Conservation Project with Society for Protection of NH Forests

1. The Committee quickly reviewed and discussed the letter that the Forest Society had created, deciding that it needed further revisions and should be shorter. Chele agreed to contact Martha Twombly at the Forest Society and try to stop the process of mailing the letter to all Tamworth residents and suggest our revisions to the letter and that the mailing should be more targeted toward past Gilman Forest donors and others identified by this Committee.

Adjournment: John moved, Katy seconded, all approved at 12:55 pm.