

**DRAFT MINUTES
Conservation Lands Review Committee
of the Tamworth Conservation Commission
Friday, February 22, 2013
Town Offices**

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

Present: Ned Beecher, John Mersfelder, David Little, Chele Miller. Also: David White, Susan Bryant-Kimball

The meeting started at 9:05 am.

1. Update on continued effort to conserve Bearcamp Valley Farm

- Ned recounted recent discussion with Bob Floyd, noting that they were unable to come to agreement on a per-acre price for a conservation easement on the two remaining un-conserved lots owned by Mr. Floyd south of Rte. 25. The discrepancy between what this Committee has considered a reasonable price and the total possible fundraising effort and the price that Mr. Floyd feels he needs is great enough that the Committee agreed that further pursuit of this conservation effort at this time is inadvisable.
- It was agreed that it is important to inform Mr. Floyd of this soon, to ensure he can proceed with other options he may have.
- The required purchase price for a conservation easement – twice the per-acre cost paid for the Eastern Field – cannot be justified when the level of development threat to the property and its conservation values are similar or not as high.
- There was discussion about other options, short of the purchase of conservation easements. It was agreed that Ned would see if Mr. Floyd would meet with him and Tom Howard, a conservation-oriented realtor, who may be able to assist with a more complicated scenario that would achieve the two major goals of this ongoing, multi-year effort: conserve the farm properties from development (while allowing for ongoing agriculture and forestry) and meeting Mr. Floyd's income needs.

2. Historic Bearcamp Dam Site / Cook property, So. Tamworth

- There was no further progress to report on this. Someone was going to contact the landowner to see if he was interested in providing some time to help with creating a multi-organization, perhaps-grant-funded project.

3. Gilman West / Reich conservation project in cooperation with SPNHF (Forest Society)

- Ned summarized the outcome of last Monday's Conservation Commission meeting (see those minutes for details).
- The Commission has committed to providing a total of a maximum of \$22,800 from the Conservation Fund for this now-combined project, which will likely have a total price tag of \$145K - \$150K. Any funds raised in excess of the goal will be evenly split between the Commission and the Forest Society.
- The Commission and this Committee emphasize that we are unwilling to put in a massive effort; we will put in a best effort, within our limited time and energy. We will continue to make this clear to the Forest Society, to avoid any misunderstanding. We cannot commit

to reaching any particular level of fundraising on our own. We envision the fundraising effort as being shared; but the ultimate back-stop for filling any fundraising gap is unlikely to come from the Commission; rather, it would have to come from the Forest Society.

- For this effort, Committee members are glad to coordinate with the Forest Society, assist in development of outreach materials and a strategy, share potential donor lists, and contact potential donors.
- It was agreed that Ned would provide the Forest Society with the Commission's projected direct costs associated with implementing this conservation effort, so that they could incorporate it into the final, complete project fundraising goal.
- The next step will be to meet with Martha Twombly of the Forest Society (and others, as needed) to plan and begin implementation of the fundraising campaign.

Adjourned: Moved by Chele and seconded by John; all approved. The meeting adjourned at 11:15 am.