

OSSIPPEE CONSERVATION COMMISSION
MEETING MINUTES
MAY 13, 2015

Members present: Ron Adams, Bob Pratt, Ron Larrivee, Donna Gridley, Ralph Buchanan

1. Call to Order: 7:00 PM
2. Guests-none.
3. Approval of April 15, 2015 Meeting Minutes
Motion: by Donna, seconded by Bob, to accept minutes as presented. All in favor, motion passed.
4. Terms & Officers: Xann will send a letter from OCC to Selectmen
5. Financial:
 - A. Saving Special Places Reimbursement
Motion: by Bob, seconded by Donna, to reimburse Ron Adams for registration to Saving Special Places 2015 for a total of \$60.00. All in favor, motion passed.
 - B. NH Lakes Association Partner Membership
Motion: by Ron L., seconded by Ron A., to approve membership with NH Lakes Association at the Partner level for \$300. All in favor, motion passed.
 - C. Nongame & Endangered Wildlife – Annual Fund Campaign
Motion: by Ron L., seconded by Donna, to contribute \$125 to the Nongame & Endangered Wildlife program. All in favor, motion passed.
6. Selectmens' Meetings Information (review of meeting was provided to Commission members)
7. Applications
 - A. Intents to Cut and Intents to Excavate - Xann will follow up with town hall and request that the Conservation Commission receive copies of Intents to Cut and Intents to Excavate.
 - B. State DES Notices
 - Map 46/23, Matthew & Kathryn Teal of 18 Cassie Cove Rd. - Standard dredge & fill application; more info was needed which was provided by Land Tech for our files.
 - Map 119/21 – Lauren & Mason Gomberg of 38 Elm St. - Wetlands Fill Application – Fill 2-3 yards/10 yards sand along 46 ft. shoreline.

Abutter notifications were provided. Clarification is needed on whether they want to use 2-3 yards of sand or 10 yards of sand. No high water mark was indicated on the plan. The Commission decided that there is insufficient information for this to be considered at this time. Ron A. will follow up with the applicants.

Motion: by Ron, seconded by Donna, that based on insufficient information, this cannot be voted on. All in favor, motion passed.
8. Old Business
 - Munroe Ciccotelli Property update
Bob reported that the Land Trust has been talking with Mrs. Ciccotelli, and Bob and Ralph met with her as well. They suggested informally that they might make an offer. She had some concerns about the logger she has had since October. In Mr. Wilder's deed there are several rights-of-way. Ron L. and Bob visited Mr. Wilder and explained that they wanted to learn more about the rights-of-way and that if the Land Trust and Conservation Commission purchased this land, the value of his property would increase but there would be stipulations. Bob reviewed the tour of the property. The Land Trust told Mrs. Ciccotelli that they really cannot go through with this at this point because the rights-of-way are not clear and the

slash from the logging is horrible. For now it is on hold. Bob would be interested in seeing if we might help Mrs. Ciccotelli in seeing if the logger has violated some rules. Wenda Helm looked up the Forestry Timber Harvesting RSAs and if the logger cut too close to or over wetlands, he is in violation. There are no regulations regarding slash. Ron A. stated that this land was originally appraised as \$190,000 which would include the real estate agent's percentage. Is there a point where it becomes worthwhile dollar wise? Bob stated eventually yes, but in the near term, no, due to the slash. Discussion ensued on how to proceed if the Commission decided to go forward. Perhaps giving Wilder some land around his place, in exchange for giving up some mentioned easements, etc. Ron L. would be willing to support drafting a letter to the selectmen regarding the poor practices of this particular logger. Initially it is recommended that a call be made to Mrs. Ciccotelli to see if the logger is cleaning up some of the slash. Then check with the town forester because if the logger crossed wetlands or cut near wetlands without a Wetlands Bureau Permit, he is in violation. The Commission recommends getting in touch with Mrs. Ciccotelli and Mr. Wilder to see if more logging is to be done, and to use the town forester for advice. Bob will pursue this and be in touch with Ron A. Munroe and Ciccotelli still want to know if the Conservation Commission will accept the island as a gift. Wenda Helm thinks that it might already be owned by Brian Lord (Munroe/Ciccotelli is paying taxes on it). It appears there may be some title issues.

Motion: by Ralph, seconded by Ron L., to pursue taking ownership of Tax Map 8, Lot 14 of the 6.5 acre property on Covered Bridge Road. All in favor, motion passed.

- Report on Wildlife Highways Workshop – Ron L. reported on the workshop.
- Report on Saving Special Places – Ron A. & Bob provided a report on keynote speaker and workshops attended.
- Orphan Easements – The easements were held by Patten Environmental Trust, which is now defunct. Four properties, two of which are in Tuftonboro, were taken over by the town for non-payment of taxes. No lots are contiguous and are smaller than 100' x 100' and host no dwellings. Ron A. researched these properties, Scott Lot Development on Duncan Lake Road, at the Registry of Deeds. The state is looking to turn these easements over to the town. Ron A. will continue to look into these as the state wants to know who the abutters are so they can go to court to declare that the conservation easements will go to the town.
- Lake Host – no update.

9. New Business

- Windows Cleanup Date – Tuesday May 19th at 4:30. Rain date is the following Thursday.
- Motorcycle Week – GMCG – Thursday, June 18th. Ron A. is not here that week. The commission will be providing garbage cans and porta potties for this event. Ralph will check on renting a porta pottie. Ralph stated he could arrange for the trash cans and porta potties to be there. Donna will work with Noreen on the GMCG on that day.

Motion: by Donna, seconded by Bob, to expend up to \$100 for a porta pottie. All in favor, motion passed.

- Get Wild was suggested for July 4th or July 11th - The Commission decided that July 11th would be the best date. Discussion ensued on ideas to attract people. Donna will handle the public relations for this event. It will also be put in the newsletter that Peter Waugh provides for the Rec Department.
- Yearly Calendar Additions/Review – Nothing new.
- Other – Ron A. noted several different program dates.

10. Informational

- May 28-29, 2015 Lakes Congress – Church Landing at Mills Falls
- Forest Society's Easement Newsletter
- Info: NH Con Con Association & NH Lakes Association

11. Other business – None.

12. Adjournment

Motion: by Donna, seconded by Ron L., to adjourn. All in favor, motion passed.

The meeting adjourned at 9:09 p.m.

Next meeting date: June 10th, 2015

Minutes approved by majority vote of the Commission on _____

Ron Adams, Chairman