

CONSERVATION COMMISSION MEETING MINUTES
MEETING MINUTES
March 30, 2016

Minutes were recorded by Laura Nash, Commission Secretary.

Revisions to these minutes are noted by ***bold/italic*** type.

1. **Call to Order:** Chair Ron Adams called the meeting to order at 7:00 PM

Attendance: Ron Adams, Donna Gridley, Bob Pratt, Ralph Buchanan, Bruce Parsons were present; Ron Larrivee was not present.

2. **Guests:** Ski Kwiatkowski, PB Chairman and Corey Lane, GMCG

3. **Minutes:** February 10, 2016

Motion: by Bruce P., seconded by Donna G., to approve meeting minutes of February 10, 2016.

All in favor, motion passed.

4. **Membership:** Bob Pratt would like to resign and has suggested Tim Otterbach for his replacement. Ron spoke with Tim earlier today to confirm his interest. Ron suggested sending a letter to the Selectmen recommending Tim Otterbach be given a position on the CC to last until 2019. **No discussion,**

Motion: by Bob P., seconded by Bruce P., to approve Tim Otterbach as a member of CC.

All in favor, motion passed.

- Ron introduced Laura Nash as the new Secretary to the Boards & Commission. Her hours are Tuesday & Wednesday 3 pm – 8 pm (or until the meetings end) and Thursday 9 am – 1pm.
- Chairperson position: Nomination by Donna G., seconded by Bruce P. to approve Ron Adams as chairman. Ron **Abstained, All others in favor, motion passed.**
- Vice-Chairperson position: Nomination by Ralph B., seconded by Bruce P. to approve Donna Gridley as vice-chairman. Donna **Abstained, All others in favor, motion passed.**

5. **Financial:**

- NHACC – membership \$333.00 – expires this month.

Motion: by Bruce P., seconded by, Bob P., to pay the membership dues of \$333.00. **All in favor, motion passed.**

- Thank you from SPNHF for contribution
- Checking \$6,564.06 – Money Market \$46,226.51 **(Feb. Figure)**
- Stationary Money: \$6.00 from sale of stationary – waiting to hear from Jean, who has more to sell.

6. **Intent to Cut:**

- Map 243/002 & 244/001 Donny Shea – Pit at Polly's Crossing – Eastern Materials, LLC: cut 200 acres of 403 acres. - CC members made aware – **No discussion.**
- Map 61/4 – David Mitchell – Ossipee Mt. Rd. – 3 of 4.8 acres – Perley Ryder: CC members made aware – **No discussion.**
- Map 228/1 – Michael Brownell – Brownell Rd. – 50 of 116 acres – M. Brownell: CC members made aware – **No discussion.**

7. **Intent to Excavate:**

- Map 243/002 – Donny Shea – Pit at Polly's Crossing – Eastern Materials, LLC: excavate 200,000 cu., yd. of earth - CC members made aware – **No discussion.**

8. DES Notices

a. Shoreland Program Permit

- Map 31/33 – Ethan Hugo – 105 Leavitt Rd – State returned application as incomplete. Ethan Hugo's to complete form.

9. Proposals

- Westward Shores Campground – 110 Nichols Rd. – to add 264 RV campsites w/ sewer, water, & elec. in 4 locations (Pond Rd. Areas #1, #2, #3, & Peninsula Area – To add 3 septic areas #1 (Map 24/40, Map 28/6, Map 25/5) #2 (Map 24/18, Map 24/15) #3 (Map 23/7)1
- Ron expressed concerns and suggestions on the items below:
 - Asking for a wildlife corridor study on the areas of Pond Road 1,2,3 sites (like Rick Van de Poll does)
 - Asking for designated parking lot for boats and trailers
 - Finding out where the septic areas are for the peninsula sites
 - Asking for no further expansion of docks and moorings (originally shown all along the shoreline)
 - Asking for more setback for the peninsula sites located along the unnamed tributary (presently only 10 ft. setback - wants 20 ft. setback)
 - Asking for a DOT traffic study on the corner of Nichols Rd and Rt. 16 -
 - Asking that the two corners be widened on Nichols Rd as Brad has asked for
 - Asking for a conservation easement on the area between the present campground & south of the Pond Rd areas and the Bearcamp River (originally they wanted to develop that area with sites along the Bearcamp - chief engineer asked Northgate to drop them because of the permit hassle, but they may just want to get the rest approved and then come back with those sites at a later date - a conservation easement would stop any future development) Ron spoke with New England Forestry Foundation, who owns the Conservation property across the river. Ron said per NEFF, they would only get involved if WWSCG wanted to put campsites along the Bearcamp River that would impede on the wildlife affecting conservation land.
- Ski suggested getting someone outside the town for a wildlife study of the area. Bob P., suggested Wendy Scribner of the UNH Extension Service.
- Discussions ensued and a motion was made.
- Ron posed the question if the CC would approve an official letter to the PB expressing their concerns & viewpoints to Westward Shores Campground/ SCF Engineering, LLC. For the April 5, 2016 PB meeting.

Motion: by Ralph B., seconded by Donna G., to approve a formal letter from the CC to the PB expressing their concerns & viewpoints to Westward Shores Campground/ SCF Engineering, LLC. For the April 5, 2016 PB meeting. **All in favor, motion passed.**

10. Old Business

- **Orphan Properties Update:** In Court: Rick Morgan was served with court papers. Attorney Generals filed with the local probate court to have the CC handle all the conservation easements of 8 lots on Nichols Rd. and 6 lots on Sawyer Rd. If no objections are filed with the court. The court will

appoint the CC to handle the easements. One property on hold pending location of new owner. Ron did aerial maps of all the properties and one property looks to have a dwelling that is setback, which will need attention if the courts appoint the CC to handle the easements.

- **Follow up on build-out study:** Ski's opinion is it would be helpful to the Master Plan being developed by the Planning Board. It would benefit other boards, committees and groups in town being able to share the information generated by the study. Ron quoted from a page of the Master Plan, "plan is to implement a field use survey to update information that include land that is developed, land that is undeveloped and land that is undevelopable." Which is basically what the build-out study identifies. Ski noted at the Selectmen town meeting the town voted against using any tax appropriated money for this study. A lengthy discussion took place over benefits of the study, various ways to allocate the cost of \$6,000.00 for the study. Many options and suggestions were discussed.

Ron asked Corey if there were rain gutters mentioned in this document for housing. Corey stated no, questioned if was for rain quality protection, why? Ron indicated if this study took place it would legislate what you can and cannot do to your house. Corey suggested they were referring to the low impact development standards which the PB would instate. Corey stated the build out study is only a tool for the towns to use in future development and in no way dictates how or what you can do to your house.

Ron spoke of the options: 1. if the town raised \$3,000.00, and the CC contributed \$3,000.00. 2. The CC paid the whole \$6,000.00. 3. Option of doing nothing and agree with the Selectmen. Ron noted within the Master Plan it recommended "a land field use survey needs to be done for the next revision" and is basically the same as a build out study. Corey suggested speaking with Ann Cunningham, who was very involved with putting the Freedom's build out plan together. Ski suggested having the PB partially fund and request the CC to fund part of it base on the Master Plan requirements. Ski also requested having Corey Lane and Ann Cunningham come before the PB to present how beneficial the study would be for the various committees. Per Bob P., PB is tax allocated money and cannot contribute monetarily but could send a formal letter requesting the CC to fund the study because the PB would like to utilize the information for the Master Plan project. Corey will contact Ann Cunningham and request attendance at the next PB meeting April 5, 2016. Discussion took place on timeline requirement verses investigating financial options with various committee meetings due in May. Corey did not see a problem with this.

- **Motion:** by Donna G., seconded by Ralph B., 1. would be beneficial to allocate part of the money from other groups. 2. Along with a letter of encouragement from the PB to the Selectmen. Stating after review it would be beneficial to utilize the study, which is recommended, for the Master Plan if the CC would be willing to fund the study. **All in favor, motion passed.**

11. New Business:

- **Summer Brook Lease:**

Motion: by Ron: The Ossipee Conservation Commission to renew the lease of the "Fish Hatchery to Southegan Valley Aquaculture for the final three year term terminating on March 15, 2019. The terms of this lease shall be the same as the original lease which commenced on April 15, 2004 with the exception that the rent will be \$640.00 per month.

Motion: by Bob P., seconded by Donna G., to approve the motion. **All in favor, motion passed.**

- **Lake Host Program:** Discussion ensued with Corey Lane, GMCG as to whether Connery is still wanting to assist with the program. Corey L. will contact him. Ron questioned if he has to be a town employee per previous discussions? Corey will have to confirm with Blair but might be able to have him as a GMCG employee. Ron stated pay would be based per the grant. The CC budgeted up to \$500.00 plus the \$500.00 from Lake Host funding to pay employee but would not be considered a

town employee. Bruce questioned the \$700.00 NH Lake Association membership fee? Corey was not sure of the cost but Ron stated the town is already a member. The town's membership is \$300.00 and is due in May. As a member, you can apply here and is based on a number of inspections. Corey will contact Connery about interest, salary, hours and training. GMCG will help out however they can. Ron will contact Amy about membership dues and pay salary.

12. Informational:

- **Saving Special Places:** Saturday April 9, 2016 8:00am - 3:45pm. Prospect Mountain High School, Alton. Ron A., and Bob P. are attending
- **Spring Planning & Zoning Conference** – June 4 - Concord

13. Other business – Ron A., thanked Bob Pratt for his beneficial contribution to the Conservation Commission.

- Bob P., announced a Pot Luck Social Function for the Land Trust and CC, on July 9, 2016 location tbd.
- Mrs. Chickatelli property: Bob P., spoke with her and are still dithering over the property. She spoke with a neighbor, who may want a parcel. She has turned down the first offer by Land Trust. Ralph provided directions to the approximate 140 - 170 acres of property. Used to be Monroe Property. Bob P., commented it's complicated by an in-holder, who owns 1 – 2 acres in the middle of the property, with a right of way access.

14. Adjournment

Motion: by Ralph seconded by Bruce, to adjourn. **All in favor, motion passed.**

The meeting ended at 8:45 p.m.

Next meeting date: Wednesday, April 13, 2016 at 7:00 pm

Minutes approved by majority vote of the Commission on _____

Ron Adams, Chairman