



# GILMANTON CONSERVATION COMMISSION

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## MEETING MINUTES

**Wednesday, September 14, 2016**

### **CALL TO ORDER**

Chairman Tracy Tarr called the meeting to order at 7:15 p.m. Members present included: Patrick Hackley, Dick de Seve and Alternate Susan Hale-de Seve. Diane Marden, Recording Secretary was absent at this meeting. Tom Howe arrives at 7:21 p.m.

### **Minutes of Tuesday, August 9, 2016**

Chairman Tracy Tarr asked members to review the minutes of August 9, 2016. Ms. Tarr stated she would make edits right on the minutes, and the minutes can be reprinted if needed for the next meeting for signature. Patrick Hackley stated he liked the new format of the minutes.

Dick de Seve made the motion to accept the minutes of August 9, 2016 as amended. Patrick Hackley seconded the motion. ***Motion passes 4-0.***

***(Tom Howe of the Land Trust arrives at 7:21 p.m.)***

### **Tax Map 122 Lot 102 Nelson, George - Brook Avenue (Sawyer Lake)**

Tom Howe explained he had spoken to Mrs. Susan Nelson of the Sawyer Lake area who owns .14 acres of undeveloped land that she would like to donate it to someone, and do something good with the piece of property. Mr. Howe explained the Land Trust does not want the property, and Mrs. Nelson would like to donate the piece as soon as possible to someone. Mr. Howe stated the property located to the rear is owned by the Sawyer Lake Village District and is approximately 6 acres, and south of that is a larger track of land. Also, in the area there are some lots that have been taken by the Town as well. Mr. Howe asked members of the Conservation Commission if they would be interested in the property. Chair Tarr asked Mr.

*(Tax Map 122 Lot 102 Nelson, George - Brook Avenue (Sawyer Lake) continued discussion)*

Hackley if the Sawyer Lake Village District would be interested in the property. Mr. Hackley stated he could bring it up at their next meeting.

Tom Howe continued to say Mrs. Nelson's husband died, and she really has no use for the property. Mr. Howe stated it would be nice if there were restrictions so the land cannot be subdivided later on or to write in something to keep it with the lot it becomes attached too. Patrick Hackley stated it is a non-buildable lot. Patrick Hackley stated he would try to present this to the Sawyer Lake Village District on Thursday, August 10, 2016 at their meeting. Tom Howe stated he had told Mrs. Nelson he would discuss this with multiple groups prior to her making her decision. Mr. Hackley asked if they are interested in the property should I bring that back to you Mr. Howe. Mr. Howe stated "yes".

**Tax Map 418 Lot 001 Malouin, Joseph W. Jr. – Meeting House Road**

Tom Howe explained he had received a letter from a gentleman by the name of Joseph Malouin who would like to donate a piece of land that his father had left to him that consists of 1.4 acres located on Tax Map 418 Lot 001 which has frontage on Meeting House Road. Mr. Howe stated he had check with the Forest Society to see if they would be interested in it for a parking lot, and they were not interested in the property. Mr. Howe stated the Land Trust also does not want to take the property. Mr. Howe stated Anne Onion would be happy to donate a trail easement in the back of their lot to allow for a parking area on this particular property, as opposed to having to park at the barn and trying to get to the shoreline from there. Patrick Hackley stated that would connect in nicely from the conservation parcel to the triangle. Tom Howe explained the trail is mostly level, and does get a bit wet seasonally.

Chairman Tarr stated the Conservation Commission is interested in the property and should walk the property. Ms. Tarr asked if the owner is interested in donating to the Town or the Land Trust. Mr. Howe stated he could get the Land Trust to hold it for 10 years should there be an issue. Mr. Howe stated the lot does have a power pole and electrical on the site. Mr. Hackley stated what would occur if used as a parking lot. Tom Howe stated a town entity is exempt from zoning and other issues. Chairman Tarr and Mr. Hackley decided to meet at 6:30 p.m. on Friday, September 23, 2016 to walk the property. Tom Howe stated he would contact Mr. Malouin tomorrow to let him know you will be walking the property and that your board is interested in the donation of the land. Mr. Hackley stated that is very generous of Mr. Malouin and Chair Tarr agreed. Mr. Hackley will look into seeing if there is a survey of the lot on file.

**Tax Map 419 Lot 044 Twigg, George IV – Frisky Hill 10.87 acres.**

Tom Howe stated the property on Frisky Hill for sale is 10.87 acres of undeveloped land that abuts on the north by the Summit property, on the Twigg House that is on a 2 acre lot. Mr. Howe stated this piece of property is a piece we tried hard to include in the original piece. Currently, Anna Twigg is the main player and an appraisal is being done, and the Land Trust is continuing to protect that piece of land.

**Tax Map 404 Lot 20 Baldi, Patricia C. – Middle Route 63 acres**

Chairman Tarr stated she had been contacted by Patricia Baldi to see if the Conservation Commission would be interested in the property located on Tax Map 404 Lot 20 off of Middle Route. Ms. Tarr explained the lot consists of 63 acres of which Ms. Baldi would like to subdivide the frontage on Middle Route into house lots, and have the rear of the lots put into conservation lands. Tom Howe stated the rear of the property or backland would lose value at that point. Mr. Howe stated if she would donate the land to ensure it be kept in conservation, and if it is abutting the Arthur Tilton Forest then he feels the Forest Society would be happy to accept it. Mr. Howe stated although if she is seeking hefty funds for the land, he does not see that happening unfortunately. Patrick Hackley stated he thought that it is fine if Tom Howe wanted to contact Mrs. Baldi regarding the property. Mr. Howe stated he would appreciate Chairman Tarr to discuss it with her prior to his point of contact and Ms. Tarr agreed. Chairman Tarr stated she would get Mrs. Baldi's telephone number to Mr. Howe.

*(Tom Howe exits the meeting)*

**Work to be Done on Barn –Twigg Land Conservation Project**

Patrick Hackley stated the Tree Farm field day is in Gilmanton this year so he has nothing to report on at this time regarding a consultant. Chairman Tarr stated if we have to pay Ron ? to come in we can do that. Mr. Hackley stated he will call him to see if he can come to our next meeting.

**Management Plan**

Patrick Hackley stated he would try to put something together in the form of a management plan.

## **Keys to Barn**

Chairman Tarr stated we were supposed to get barn keys, and there was a change in staff. Ms. Tarr stated she will ask Diane Marden or Heidi Jackson-Rhine to see if they know anything about them.

*(Work to be Done on Barn –Twigg Land Conservation Project discussion continued)*

## **Sign**

Patrick Hackley stated he got Jeff Filling to do the sign before the ground freezes, and the poles will be below the frost line.

## **Repairs**

Dick de Seve stated J.R. Stockwell has done repairs on the building in the past and he knows the building well. Mr. de Seve suggested contacting him to do the necessary repairs. Patrick Hackley apologized for not getting things done but assured the committee it would all get done before the winter begins.

## **Correspondence**

Chairman Tarr made a couple of announcements pertaining to training, seminars, and other workshops happening around the state.

## **Adjournment**

Dick de Seve made the motion to adjourn at 8:30 p.m. Patrick Hackley seconded the motion.

***Motion passes on a vote of 4-0.***

***The next meeting of the Conservation Commission will be on Wednesday, October 12, 2016 @ 7:00 p.m. in the upstairs meeting room of the Academy Building.***

Respectfully Submitted

Diane Marden, Administrator/Clerk

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Date

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Tracy Tarr Chairman