



Gilmanton Conservation Commission

PO Box 550
Gilmanton NH 03237-0550

Minutes of the Meeting December 13, 2011

Member Attendance: Tracy Tarr, Chair; Dick de Seve, Vice-chair; Joe Derrick, Member; Sue Hale-de Seve, Alternate Member seated in the absence of Erin Hollingsworth, Member; Patrick Hackley, Member @ 7:07 pm, Desiree Tumas, Administrator.

Public Attendance: Nanci Mitchell

Meeting called to Order at 7:02 pm.

Chair Tarr called the Agenda out of order to conduct discussions with Nanci Mitchell pertaining to the Bartlett Easement.

A. Update on Land Protection Projects

1. Bartlett Easement – Nanci Mitchell

Chair Tarr recognized Nanci Mitchell, who explained that there were some minor changes to the Bartlett Easement: (39 acre parcel on 423-47)

Appendix A

Page 1 - Title:	Delete:	“Bartlett” in the title
Page 1 – 1 st Paragraph	Delete:	“Book & replace with “Drawer”
Page 1 – 2 nd Paragraph	Add:	“along the northwesterly sideline of Thistle Road”
	Add:	“along the northwesterly sideline of Thistle Road”
	Add:	“along the northwesterly sideline of Thistle Road and Griffin Road”
Page 1 - 3 rd Paragraph	Delete:	“along the northwesterly sideline of Griffin Road” SUBJECT TO any rights, title, and interest of others in and to the burying ground as shown on Plan Book 87, Page 53 of said Registry.”
	Replace w/:	“SUBJECT TO Current Use Assessment in favor of the Town of Gilmanton by instrument recorded September 21, 1982, at Book 826, Page 560, of said Registry.

Following brief discussion, Chair Tarr called for a motion on the amendments.

Member Hackley moved that the Gilmanton Conservation Commission approve the Conservation Easement Deed under the provisions of NH RSA 36-A:4, for approximately 39 acres, situated on Lougee Road, and unmaintained town roadway, and Thistle Road, a discontinued roadway, so called, in the Town of Gilmanton, County of Belknap, State of New Hampshire, shown as “P/O Map 423 Lot 47 Easement Area” on sheet 3 of 3 of a plan prepared by Bryan L. Bailey Associates, Inc. Turning Point Land Surveyors Land & Planners, and titled “Conservation Easement Plan, Land on Griffin Road & Thistle Road & Pancake Hill Road, Gilmanton, NH”, dated October 15, 2009, subject to:

1. Acceptance by the Board of Selectmen, and
2. Update of title opinion.

The chair of the Conservation Commission is authorized to sign this conservation easement deed. Alternate Hale-de Seve seconded the motion as stated; the motion passed unanimously.

Appendix A

Page 1 - Title:	Delete:	“Bartlett” in the title
Page 1 – 1 st Paragraph	Delete:	“Book & replace with “Drawer”
Page 1 – 2 nd Paragraph	Add:	“along the southwesterly sideline of Pancake Hill Road”
	Add:	“still along the southwesterly sideline of Pancake Hill Road”
	Add:	“along the southeasterly sideline of Griffin Road.

Following brief discussion, Chair Tarr called for a motion on the amendments.

Member Hackley moved that the Gilmanton Conservation Commission approve the Conservation Easement Deed under the provisions of NH RSA 36-A:4, for approximately 116.2 acres, situated on Griffin Road, and maintained town roadway, so called, Pancake Hill Road, and discontinued road and crossed by John French Road, a discontinued road, in the Town of Gilmanton, County of Belknap, State of New Hampshire, shown as “Easement Area, P/O Map 423 LOT 50” on sheet 2 of 3 of a plan prepared by Bryan L. Bailey Associates, Inc., Turning Point Plan Surveyors & Land Planners, and titled “Conservation Easement Plan, Land on Griffin Road & Thistle Road & Pancake Hill Road, Gilmanton, NH”, dated October 15, 2009, subject to:

- 1. Acceptance by the Board of Selectmen, and***
- 2. Update of title opinion.***

The chair of the Conservation Commission is authorized to sign this conservation easement deed. Alternate Hale-de Seve seconded the motion as stated; the motion passed unanimously.

The Commission will meet with the Board of Selectmen on Monday December 19, 2011, at 8:00 pm for approval of the amended language in the deed.

D. Tumas at the time of recording the deeds will complete the Title Search from the point of the previous title confirmation.

Members of the Commission thanked N. Mitchell for her continued dedication and assistance to Commission and discussions were concluded.

B. Non-public session per RSA 91-A:3 II.d

7:34 pm: Vice-chair de Seve moved to enter Non-public Session per RSA 91-A:3 II.d “Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community, Member Derrick seconded the motion as stated; the motion passed with a unanimous Roll Call Vote.

Review and approval of the November 08, 2011, Non-public Minutes of the Meeting.

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7:37 pm: Vice Chair de Seve moved to come out of Non-public Session, Member Hackley seconded the motion as stated; the motion passed with a unanimous Roll Call Vote.

The November 08, 2011, Non-public Minutes of the Meeting were sealed by motion on November 08, 2011, and will remain sealed until such time as the transaction is made public or no longer an easement option.

Chair Tarr calling the Agenda back in order continued discussion

Update on Land Protection Projects

1. Ella Stroud Memorial Forest

The Commission was notified that there were low hanging "lines" along the trail. Fair Point was notified and they were going to come out and cut the trees back and raise the lines once the ground froze. However, Fair Point will be removing the lines that run through the property and will replace the telephone lines along Meadow Pond Road with fiber.

2. Handicap Accessibility On Trails

Vice-chair de Seve will forward the information he was able to find on the ADA Requirements. Discussions will be rescheduled for the January 11, 2012, Commission Meeting.

3. Update on Conservation/Education Outreach

There were no discussions on the subject.

4. Review of Ongoing Easement Monitoring

The following Monitoring Reports are complete:

- Halls Hill Swamp Easement
- Bingham Farm Easement – (felled tree will be cleared by the snowmobile club)
- Beaver Woods Nature Reserve

The Following Monitoring Reports are pending:

- Shellcamp Easements
- Peterson Easement

C. Update on Thompson Town Forest

Member Hackley and Matt Tarr had planned on walking the property, but due to extenuating circumstances, they have not been able to conduct the walk. There is a felled Ash tree that will be removed and Chair Tarr will ask the BOS if there is a way to donate the wood to families in need. It is estimated to yield approximately 1-cord.

D. Update on Suncook River Nomination Committee

Member Hollingsworth attended the meeting that had approximately 20 people attending. Most of the attendees were from Chichester and Pembroke.

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There was confusion by the attendees why people nominated were not property owners along the river. It was explained that should a need arise for an advisory committee it would make sense to request property owners along the river. In addition to flooding concerns, the committee also discussed biosolid use.

Gilmanton is at the headwaters and it is important that the Commission have representation at the meetings. Member Hollingsworth will continue to participate and provide information to the Commission.

E. Review of November 8, 2011 Minutes

Vice-chair de Seve moved to approve the November 08, 2011, Minutes of the Meeting as amended, Member Hackley seconded the motion as stated; the motion passed unanimously.

F. Wetland/Shoreland/Biosolid/Intent to Cut Applications

Shoreland Impact Wm. Joyce, 156 Anderson Road Permit #2011-01992 –to impact 6,168 sq ft for the purpose of constructing a multi-level patio with stairwell to an existing dwelling and constructing a 279 sq ft accessory structure beyond the 20 ft setback.

Complete Forestry Notification “Notification of Forest Management or Timber Harvest Activities Having Minimum Wetland Impact” form for work in Gilmanton, Tax Map/Lot: 117/1.

Intent to Cut (410-38) James Mastine – Seibel Road, Gilmanton IW.
(418-124) Leanne & James Downs – 27 Beauty Hill Road, Gilmanton.
(117-1) Dorothy Smith – Sawyer Lake Road, Gilmanton.

G. Complaints/Violations/Concerns

There were no Complaints/Violations /Concerns.

H. Review of Invoices/Costs

There were no Invoices/Costs.

I. 2012 Conservation Commission Budget

Members of the Commission briefly discussed that representation at the Budget Committee Meeting to review departmental budgets may not be necessary. If representation is needed, Chair Tarr will attend.

J. 2011 Summary of Conservation Commission Activities

Chair Tarr will update the Annual Report write-up for Commission approval at the January meeting.

K. Planning Board/Zoning Board applications

There are no new PB/ZBA applications currently pending.

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L. Steep Slopes and Ridgeline Ordinance

The PB is proposing a Steep Slopes and Ridgeline Ordinance. The proposed language is from Innovative Land Use Planning Techniques published by the NH OEP. PB Members requested GCC representation at the Public Hearing scheduled on January 12, 2012, to provide comment on the proposed ordinance.

GCC representation will be provided.

M. New Business

Commission Members briefly discussed that the Concord Agway and Snowmobile Club assist with public service projects yearly. The suggested recommendation was to have trails developed within the Smithers CE.

Site walk will be scheduled in the future.

N. Old Business

There was no Old Business to review or discuss.

O. Correspondence/Announcements

There was no new Correspondence/Announcements.

P. Upcoming Dates

1. **Next regular Conservation Commission Meeting, Wednesday, January 11, 2012 at 7 pm**

Q. Adjournment

Having no further business to conduct, Chair Tarr entertained a motion to adjourn the meeting at 8:35 pm.

Vice-chair de Seve moved to adjourn the meeting at 8:35 pm, Member Hackely seconded the motion as stated; the motion passed unanimously.

Respectfully submitted

Desiree Tumas
Administrator