



# Gilmanton Conservation Commission

PO Box 550  
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## Minutes of the Meeting October 11, 2011

**Attending Members:** Tracy Tarr, Chair; Dick de Seve, Vice-chair; Joe Derrick, Member; Sue Hale-de Seve, Alternate seated in the absence of Erin Hollingsworth, Member; Patrick Hackley, Member @ 8:20 pm.

**Attending Public:** Ronald J. Klemarczyk, Town Forester

The meeting was called to order at 7:00 pm

### **A. Meeting with the Town Forester to Discuss Possible Management of the Thompson Town Forest**

Chair Tarr recognized Town Forester Ronald J. Klemarczyk, who explained that the current economic conditions were not conducive to sale of timber. The type of wood available on the site is not the best quality and is also a contributing factor. Both horse loggers and other loggers have been consulted and the recession has hurt the market considerably. Currently only the best quality logs are moving.

It was also noted that the site might have been originally assessed during a dry season or in the winter when the land was covered with snow or frozen. The plan on file would require several breaks in the stonewall due to the amount of wetland and streams crossings on the site.

Mr. Klemarczyk suggested modification to the existing plan due to the amount of wetlands and stream crossings. It was also noted that off-site improvements would be needed on Gale and Donovan Roads to mitigate run-off damage. The proposed plan would open the view and would be more conducive to selective harvesting and wetland protection.

Commission Members and Mr. Klemarczyk went on to discuss the funds realized would be placed in the town owned fund and not the conservation fund. Maintenance of the boundaries is not an issue, there is no additional work necessary at this time. It was noted however, that boundary markers were needed for Nelson Brook and Ella Stroud Memorial Forest.

It was questioned if an updated plan was necessary; following brief discussion, it was concluded that the management plan is a guide and is updated every 10 years. However, it is a good idea to document why the plan is not moving forward when market trends and wetland crossing concerns occur.

Chair Tarr agrees with the recommendations and wants to review the culvert and diversion ditches planned for the off-site improvements with input from Road Agent Paul Perkins.

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Members questioned who would pay for the off-site improvements; Mr. Klemarczyk explained that the off-site improvements are calculated into the loggers bid for the job.

Commission Members went on to discuss concerns regarding previous town meetings where potential income from the harvest were discussed. Additionally noting the concerns from the BOS regarding the funds set aside for the harvest; Members would like to move forward with the harvest; unfortunately, until the market trends turn around, it would not be cost effective and it would be difficult to obtain a logger at this time.

Commission Members questioned to what extent harvesting should be delayed. Mr. Klemarczyk explained that if mature trees could not be harvested, the chip market could be explored as a possibility.

Commission Members went on to discuss the suggested amendments to the harvest plan and conclude the current proposal is better as it proposes to stay out of the wetland areas.

Mr. Klemarczyk will look into possibilities with loggers who are currently working on the scout reservation; if he was able to get one bid then others would likely follow.

Commission Members revisited the proposed access to the site confirming that the new proposal would allow for access from existing stonewall openings or minimize the number of additional breaks in the stonewalls to gain access to the timber.

Discussions were redirected to discuss whether the reserved area should be maintained in a natural state. It was determined that the protection of wetlands was more important than maintaining the reserved area in a natural state. Buffer zones will be implemented on the site as appropriate and with the exception of specific tree selection.

Chair Tarr called for further discussion. Hearing none, entertained a motion to add an addendum to the plan with the changes in harvest, as proposed.

*Vice-chair de Seve moved to add an addendum to the plan with the changes in harvest as discussed, Alternate Member Hale-de Seve seconded the motion as stated; the motion carried 4-0 favorable vote.*

Chair Tarr thanked Mr. Klemarczyk for attending and for his efforts with planning and harvesting the timber. Having nothing further, discussions were concluded.

**B. Update on Land Protection Projects**

**1. Proposed Gilman Easement**

Members of the GCC and the BOS will meet for a public hearing on October 17, 2011, beginning at 7:30 pm, to review the mortgage subordination and amendments made to the easement language.

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Following discussions regarding who would attend the public hearing, Commission Members briefly discussed the need for Minutes of the Meeting to be written if a quorum is established at the meeting with the BOS.

It is expected that a quorum would be established and Desiree Tumas will attend the meeting.

**2. Beaver Woods Nature Reserve**

Chair Tarr explained she had sent a thank you note to Nancy Christie for payment of the field cut and the LPC Membership.

**3. Update on Conservation/Education Outreach**

There was no new information available at the time of the meeting.

**4. Review of Conservation Easement goals and objectives**

Vice-chair de Seve has been working on the possible selection criteria for conservation properties. It was suggested that the Commission look into the possible assistance from David Carroll. Vice-chair de Seve will follow-up with David Carroll.

Discussions will be taken up again at the November 8, 2011, meeting.

**5. Review of Ongoing Easement Monitoring**

Member Derrick will visit the Halls Hill Swamp Conservation Area and will provide a written update at the November meeting.

It was noted that Member Hollingsworth would provide information on the Cogswell monitoring at the November meeting.

Vice-chair de Seve and Alternate Member Hale-de Seve will provide an update on a Shellcamp tax deeded property that may be of conservation interest. Additional information will be provided at the November meeting.

**C. Non-public session per RSA 91-A:3.II.d if necessary**

**8:07 pm:** *Vice-chair de Seve moved to enter Non-public Session per RSA 91-A:3(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." Alternate Member Hale-de Seve seconded the motion as stated; the motion passed with a 4-0 favorable roll call vote.*

Commission Members discussed a site walk with members of the Gilmanton Land Trust to view the parcels under consideration for conservation easement. However, if a quorum was established Minutes would need to be taken.

8:15 pm: *Vice-chair de Seve moved to come out of Non-public Session, Member Derrick seconded the motion as stated; the motion passed with a 4-0 favorable roll call vote.*

*Vice-chair de Seve moved to seal the Non-public Minutes of the Meeting, Member Derrick seconded the motion as stated; the motion passed with a favorable vote of 4-0.*

#### D. Review of September 13, 2011 Minutes

*Member Derrick moved to approve the September 13, 2011, Minutes of the Meeting as amended, Alternate Hale-de Seve seconded the motion as stated; the motion passed with a favorable vote of 4-0.*

8:20 pm: *Member Patrick Hackley arrived and was seated.*

#### E. 2012 Conservation Commission Budget

Members briefly discussed the proposed 2012 Conservation Budget. Additional clarification is needed with some of the line items. Chair Tarr will meet with the Town Administrator to clarify the administrative salary.

*Vice-chair de Seve moved to approve the proposed 2012 Conservation Commission Budget, Member Hackley seconded the motion as stated; the motion passed with a 5-0 favorable vote.*

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

##### 1. New Applications

- a. **PBN – Barry Masterman, 34 Terrell Way/110-68:** Replace a 16' long 4' tall wood retaining wall in like kind with a 16' long 4' tall stone retaining wall.

Following review of the application and brief discussion, Chair Tarr entertained a motion to sign off on the application to repair in kind the 16' long 4' tall retaining wall.

*Vice-chair de Seve moved to sign off on the proposed plan to repair in kind the existing 16' long 4' tall wood retaining wall with 16' long 4' tall stone retaining wall, Alternate Hale-de Seve seconded the motion as stated; the motion passed with a 4-0 favorable vote.*

- b. Wetland Applications – No New Applications
- c. Shoreland Applications – No New Applications
- d. Intent-to-Cut applications – No New Applications
- e. Forestry Notifications – No New Notifications

##### 2. Old Applications

###### a. Wetland Applications

Request for More Information - File #2011-01990: Lakes Ridge Manor Association for Beach Lot/Boat Launch Dr. South End, Gilmanton. (133-2)

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1. Please submit plans drawn to scale indicating the existing conditions and the proposed conditions. Plans should indicate the limits of the existing ramp and the limits of the proposed ramp. The plans submitted did not indicate a scale and were not completely dimensioned.
2. Submit a cross section of the existing ramp and the proposed ramp; include the depth limits of dredge to install the base stone and the finished grades of the ramp. There were no cross sections submitted with the application.

**G. Complaints/Violations/Concerns – No New Complains/Violations/Concerns**

**H. Review of Invoices/Costs**

**a. Belknap Range Conservation Coalition Membership \$40.00/Group**

*Member Hackley moved to approve the \$40.00 expenditure to pay for the group membership to the Belknap Range Conservation Coalition, Alternate Hale-de Seve seconded the motion as stated; the motion passed with a 5-0 favorable vote.*

**I. Status of ArcGIS**

The software was received on Tuesday October 11, 2011, and a draft computer use policy was submitted by Chair Tarr.

Commission Members reviewed the proposed computer policy and Chair Tarr entertained a motion to approve the proposed policy language; *Member Derrick moved to approve the proposed computer policy submitted by Chair Tarr, Vice-chair de Seve seconded the motion as stated; the motion passed with a 5-0 favorable vote.*

**J. Suncook River Nomination Committee**

Following brief discussion, Commission Member decided instead of nominating a single person designated as GCC representation that when the schedule was available Members would determine who was available to attend. Members Tarr and Hollingsworth are both formal members of the committee.

**K. Planning Board/Zoning Board applications**

On October 13, 2011, the Planning Board will be conducting a revocation hearing for the BMMC Contractor Yard located at 1955 NH Route 140 at the corner of Route 140 and Halls Hill Road.

**L. Proposed Subdivision Regulations**

On October 13, 2011, the Planning Board will conduct a public hearing to review, approve and adopt the proposed subdivision regulations in its entirety.

**M. Possible Zoning Ordinances**

The Planning Board will begin discussions for proposed zoning amendments at the November 10, 2011. Suggestions are welcomed and encouraged.

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- N. New Business – No New Business**
- O. Old Business – No Old Business**
- P. Correspondence/Announcements**

1. **Geology of the Belknap Range Discussions** will be held at the Gilman Library in Alton, October 25, 2011 at 7:00 pm.
2. **New Hampshire Association of Conservation Commissions** – The Board of Directors is proposing changes to the NHACC bylaws to be voted at the annual Meeting on November 5, 2011, in Concord.
3. **NH Audubon – The State of New Hampshire’s Birds** – A Conservation Guide, was received.
4. **Loon Preservation Committee** – Notification the Committee received a donation of \$50.00 as a gift membership to the Commission from Nancy Christie. The membership is current through September 1, 2012.

**Q. Upcoming Dates**

1. **Meeting with the Selectmen, Gilman Conservation Easement, October 17, 2011**
2. **NH Association of Conservation Commissions Annual Meeting, November 5, 2011**
3. **Next regular Conservation Commission Meeting, Tuesday, November 8, 2011 at 7 pm**

Chair Tarr called for further business to come before the commission, hearing none; entertained a motion to adjourn the meeting.

*Vice-chair de Seve moved to adjourn the meeting at 10:10 pm, Alternate Hale-de Seve seconded the motion as stated; the motion passed with a 5-0 favorable vote.*

Respectfully submitted,

Desiree Tumas  
Administrator