



Gilmanton Conservation Commission

PO Box 550, Gilmanton NH 03237-0550

Tracy Tarr Chairman
Patrick Hackley, Vice Chairman
Susan Hale de Seve Member
Richard de Seve Member
Alec Carpenter Member
Diane Marden Recording Clerk

Minutes of April 19, 2017

Call to order: The meeting called to order at 7:15 p.m. by Chairman Tracy Tarr. Those present included Members Dick de Seve, Alec Carpenter, Patrick Hackley, Sue Hale-de Seve, and Conservation Commission Clerk Diane Marden. Joe Haas was present as a member of the audience.

Economic Development Committee Re-Established

Resident Joe Haas introduced himself to the Conservation Commission and explained he would like to re-start the Economic Development Committee in the Town of Gilmanton. He explained originally he had gone through the Business Directory that the Town of Gilmanton keeps, and sorted out all the business cards that were not actually doing business in Gilmanton. Mr. Haas stated he then realized more businesses were needed in the Town of Gilmanton, in order to lower property taxes. Currently, Bill Mahoney, Gary Anderson, Amy Russell, and myself are trying to reestablish this committee.

Mr. Haas stated there is a 69 acre lot for sale across from Bear Auto that he would like to see the Town purchase, to allow for more businesses in Town. Mr. Haas stated it is commercial land, and the traffic count of 18,000 per day. Mr. Haas stated that there was some sort of oil spill there, and DOT stated the parcel could not have a driveway off of Rt. 106, but could potentially off of South Road. Mr. Haas stated there is a \$116,000 tax lien on the property that would need to be paid before the property could be sold. Mr. Haas would like to get the word out that the Town of Gilmanton would like more businesses in Town. Conservation Commission members stated they have no problem with Mr. Haas getting the word out that the Town of Gilmanton is looking for business to start up in the town.

Mr. Haas stated he was also thinking about trying to find a location for a dam to produce power. Patrick Hackley commented by saying he should work on his first idea bringing businesses into town before taking on such a large project as creating a dam as it would be quite expensive. Mr. Haas agreed with Mr. Hackley. Mr. Hackley thanked Mr. Haas for getting the committee going again.

Mr. Haas stated he did talk to DES and they are willing to help us put together a to do list, so that we can look into obtaining the property as there is also another parcel behind this

property. Mr. Haas stated he is just waiting to hear back from them. Chairman Tarr thanked Mr. Haas for coming to the board to inform them on what he was trying to do, and encouraged him to keep up the good work.

Non-Public Minutes of December 21, 2016

Chairman Tarr asked Mr. Haas to leave the meeting temporarily in order for the board to review the Non-Public Minutes of December 21, 2016. Mr. Haas exited the meeting room. Conservation Commission members reviewed the closed Non-Public Meeting Minutes. Dick de Seve made the motion to approve the minutes as written. Alec Carpenter seconded the minutes. (Tracy Tarr votes Yes) (Dick de Seve votes Yes) (Patrick Hackley votes Yes) (Alex Carpenter votes Yes) **Motion passed 4-0.** *(Sue Hale-de Seve was not present for this meeting and did not vote on the above motion.)*

Non-Public Minutes of December 21, 2016 OPENED TO THE PUBLIC

Patrick Hackley made the motion to open and unseal the Non-Public Minutes of December 21, 2016 to the public as written. Dick de Seve seconded the motion. **Motion passed 5-0.**

Resident Joe Haas re-enters the room. Chairman Tarr explained the Conservation Commission just approved our non-public minutes and unsealed them for public viewing. Ms. Tarr asked Mr. Haas if he would now like to read them. Joe Haas asked about these minutes as to what they pertain to. Dick de Seve stated it was regarding a potential property to purchase for conservation lands.

Frisky Hill

Chairman Tarr stated the Gilmanton Land Trust and Five Rivers Conservation Trust would like to hold a preliminary meeting to discuss the Frisky Hill property. After discussion, the Commission chose to meet on May 1, 2017 @ 7:00 p.m. at the Old Town Hall in Gilmanton Iron Works. This meeting will discuss all the details surrounding the property.

Conservation Clerk Diane Marden stated Deb Cornett had a question asked of her regarding Frisky Hill. Ms. Marden stated she had written the question on a phone pad message, and it should be in the file. Ms. Tarr stated the question is someone would like to have "Sunrise Services" on Frisky Hill and wanted to know who would give them permission to do so. Ms. Tarr stated Public Access would be granted by the Board of Selectmen and they should have a form to fill out to do that. Mrs. Tarr stated she believed so long as it is open to the public, there should not be a problem, but it does have limited parking at the location.

Conservation Easement, Monitoring, and Stewardship

Patrick Hackley handed out a draft copy of the "Forest Management Plan for the Smith Meeting House Town Forest by Ronald J. Klemarczyk, LPF #116 dated April 2017". Mr. Hackley apologized for not having the maps with him, and for not forwarding them to members via email. He stated he would bring them to the next meeting for review. Mr. Hackley stated it is not easy to follow without the maps, but that he did a very thorough job with the plan, and he recommends everyone reading it one time prior to reviewing at our next meeting.

Patrick Hackley stated some of the Maples were possibly over tapped, so he feels a to do list needs to be put together, activities, schedules, put trails in, and keep it all in a binder to reference or add onto at a later date. A lease should be drawn up relative to sapping, mowing of hay, and other things. Chairman Tarr commented on the forest history part of the draft and she really liked that.

Review of Invoices/Costs/Budget

Chairman Tarr stated we need to pay J.R. Stockwell' for the work, he completed on the Twigg Barn for \$2,973.00. We wanted to use the fund set aside on the Twigg property, the only funds we can use is the interest earned each year. Chairman Tarr stated we need to transfer funds each year into the conservation fund in order to pay out from the account for maintenance. Dick de Seve made the motion to pay March/April of NH Co-Op bill in the amount of \$120.69 and J.R. Stockwell \$2, 973.00 from the conservation fund. Alec Carpenter seconded the motion.

Motion Passed 5-0.

Clerk Diane Marden asked members what they wanted to do about J.R. Stockwell's billfor \$915.00. Patrick Hackley explained J.R. Stockwell had looked at the building explaining the floor under the loft in the stall area needed to be repaired and this is what the \$915.00 estimate includes. Chairman Tarr stated we should take care of this using the Twigg Fund as it is a smaller amount, and take a bit longer to process the payment. Alec Carpenter made the motion to submit the \$915.00 estimate for payment to the Trustees of Trust funds so that the money is transferred from the Twigg Fund to Finance Director for payment. Dick de Seve seconded the motion. All present agree, ***motion passed 5-0.***

Potential Conservation Properties-Moulin Tract

Chairman Tarr stated the Conservation Commission should speak with the Board of Selectmen regarding the Malouin tract Tax Map 418 Lot 10 consisting of 1.4 acres on Meeting House Road. Ms. Tarr explained they would like to gift this to the Town, and we need to make sure it has a clear title, and then have the owner convey the property through a deed to the Town of

Gilmanton. Patrick Hackley stated we should probably have Town Counsel deal with the actual conveyance of the property to the Town. Chairman Tarr agreed and asked for a motion. Patrick Hackley made the motion to have the Town of Gilmanton's legal counsel to proceed on the gift of land from the Moulin's. Dick de Seve seconded the motion. ***Motion passed 5-0.***

Sleeper Tract

Eileen Sleeper in March asked if the Conservation Commission would be interested in accepting her parcel of land on tax 420 Lot 84 (16.75). Chairman Tarr stated there apparently is no clear deeded access which is concerning to her. Chairman Tarr stated it is not abutting any parcel that the conservation commission now holds. Chairman Tarr stated it has no public value to the Town without any access. Alec Carpenter volunteered to review the property along with the abutters. The Commission would suggest other avenues as well as do our own investigation on the lots and get back to them.

Crystal Lake Road-Wetlands Permit

Chairman Tracy Tarr recuses herself from the application submitted by Michele Russell to repair a retaining wall off of Crystal Lake. The property address is 11 Wildwood Lane, Tax Map 18 lot 03-lot 08. Patrick Hackley made the motion to accept the application. Alec Carpenter seconded the motion. ***Motion passes 4-0.***

March 22, 2017 (No Quorum)

Dick de Seve made the motion to approve March 22, 2017 no quorum minutes as written. Patrick Hackley seconded the motion. ***Motion passed 5-0.***

Complaint(s)

Dick de Seve stated there was a complaint on Meeting House Road, because there was a Town backhoe sitting there, and beavers dammed up the culvert, and they unjammed the culvert. Just to let you know the Town does not need a permit in this instance, but because a complaint was filed I thought I would make the commission aware.

Adjournment

Alec Carpenter made the motion to adjourn at 8:40 p.m. Dick de Seve seconded the motion. ***Motion passed 5-0.***

Respectfully submitted,

Diane Marden

Attested by _____

Tracy Tarr, GCC

APPROVED