

Conservation Commission - Town of Deerfield, NH
August 15, 2011 Minutes

Present: Erick Berglund, Serita Frey, Wes Golomb, Dave Linden, Herb McKinney, Diane Thompson

Members Absent: Kate Hartnett

Visitors: Harriet Cady, Randy Orvis

Diane Shores Easement: Randy Orvis of GBH Survey presented a proposed subdivision plan for the Shores conservation easement. The original easement deed provided for the option to exclude three house lots from the easement at a future date. To date, one lot and part of a second lot have been removed from the easement along with a proportionate portion of an out lot (field). The last subdivision occurred in 2004. Mr. Orvis will be presenting an application to the Planning Board for subdivision of the third lot (Map 405 Lot 53.3) but is unclear about how to proceed. Serita Frey will consult Kate Hartnett regarding appropriate procedure and will e-mail Mr. Orvis with the information. Ms. Frey also offered to issue a letter from the DCC if needed.

Approval of Minutes: In the minutes of the July 11th meeting the information regarding Project #27 was corrected to read... *The parcel consists of one lot having significant frontage on South Road and is surveyed with a management plan.* The minutes were unanimously approved as corrected and will be posted in place of the draft minutes originally posted.

Financial Officer's Report: Erick Berglund reported the balance of the Conservation Fund as of July 31st was \$377,145.36. The balance includes interest earned of \$47.38 and reflects a deposit of \$9250.00 representing the DCC's 50% portion of Land Use Change Tax revenue for the 2nd Quarter 2011. An approved expenditure of \$400.00 was made to Heath Appraisal Services.

The members unanimously approved a motion to reimburse Serita Frey for the purchase of two gate warning signs to be placed at the entrance of the Cottonwood Estates easement. Cost of the signage was \$83.63.

The members reviewed the revised, proposed 2012 budget in which a reduction of \$324.00 in the line for Part Time Secretary brought the final proposed figure to \$2077.00. A motion to approve the proposed 2012 budget carried unanimously.

Strategic Planning: Serita Frey presented a brief synopsis of the Strategic Planning Meeting held on July 27th. Hi-lites of the meeting included establishing easements on the Town Forests, adoption of a final forest management plan for the Town Forests, continued public outreach including the use of e-mail in addition to regular posts in the Communicator and Forum, implementation of a trail plan and formation of a trails club with the assistance of Anne Deely. Full minutes of the meeting are scheduled to be posted. Chairman Frey will also be checking with Charlie Moreno on forest management plans and possible timber harvests for Freese and other conservation properties.

In line with the new goals, Wes Golomb presented two large, framed, panoramic photographs of town conservation properties. He is interested in posting them, and other photos that he has taken, on line. Serita Frey suggested that they be displayed more prominently for viewing by residents such as at the town hall, GB White or the library. Erick Berglund suggested we invite residents to contribute their own photos as well.

Land Conservation:

Project #25: Erick Berglund reported that the draft survey was complete and the wording of the easement deed was progressing.

Nonpublic Session: At approximately 8 PM Serita Frey moved to enter a Non-public Session under RSA91-A:3,II(d), *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in*

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public, would likely benefit a party or parties whose interests are adverse to those of the general community. The motion was seconded by Erick Berglund. A roll call vote was taken with Golomb, Linden, McKinney, Thompson, Berglund and Frey each voting in favor of the motion.

The non-public session adjourned and the regularly scheduled meeting resumed at 8:35 PM. It is noted that prior to the adjournment of the session, Wes Golomb moved to seal the minutes of the nonpublic session, *divulgence of which would render any proposed actions ineffective for reasons given under RSA91-A:3,II(d).* The motion was seconded by Herb McKinney followed by a roll call vote with Berglund, Frey, Linden, Thompson, McKinney and Golomb each voting in favor of the motion.

Project #27: Dave Linden was unable to contact the owners of the property and will follow up with them for next month.

Town Forest Protection Project: Serita Frey will draft letters requesting bids from registered land trusts to establish easements on Town Forests and other conservation areas as listed in the warrant article passed in March. Potential candidates are The Forest Society, Bear-Paw, Southeast Land Trust, The Nature Conservancy, Audubon and possibly, Rockingham Conservation District.

Regulated Wetlands: No report.

Cottonwood Estates: Serita Frey informed the members that she had received a communication from a resident of Cottonwood Estates questioning the posted uses of the easement and informing the DCC that she and other residents are under the impression that the easement is not for use by the public and is restricted to use by Cottonwood residents. Ms. Frey read portions of the easement deed, which runs with the property, and references purposes to include preservation of open space and scenic enjoyment by the general public. Chairman Frey will consult with the Town attorney to determine if the easement allows for use by the general public.

Old Business: The members' Action Items resulting from the July 11th meeting were reviewed. Dave Linden reported that the Graykins would not be able to participate on the Lamprey River Advisory Committee.

Northern Pass: Erick Berglund reported that based upon information from the Northern Pass advisory committee, the anticipated revenue figure for Deerfield of \$1.8 Million has been corrected and reduced to \$718,000, bringing into question the accuracy of information received from Public Service. The committee was formed to perform cost/benefit analysis of the project and reports the following:

- There would be significant loss of value to town property
- There has been a loss of interest in the purchase of town properties, linked to the proposed project
- It is felt that Northern Pass should have an insurance fund to compensate owner sales losses

Serita Frey noted that conflicts of interest by the companies charged with writing the environmental impact statement have brought its validity into question. An informational session is being planned by the committee to include representatives from both sides as well as from the Community Environmental Legal Defense Fund.

Adjournment: 9:00 PM

The draft minutes were prepared and submitted by Judy Marshall. Final revisions to these minutes will be contained in the minutes of the following meeting, after approval by the Deerfield Conservation Commission