



Canterbury Conservation Commission

Canterbury, NH 03224

Minutes of the Meeting , September 12, 2011

Present: Jen Taylor, Galen Beale, Ken Stern, Bob Fife, Tom Osmer, Jim Bassett, Teresa Wyman

Absent: Kelly Short, Fred Ficken, Linda Fife

Guests: Steve Seron [steveseron@yahoo.com] , Tyson Miller, Bob Steenson by phone

Sale of Canterbury Intervale Farm (Gold Star) – Bob Steenson

Bob said he had talked to Jen several times this summer. Currently, the Gold Star tenants are gone and they would like to clean the buildings up and get ready for a Lease, Lease to Own or Sale of the property. The Selectmen would like to have a partnership with the Conservation Commission and the Agriculture Committee to advise them as this sale goes on. Our Conservation objections have been achieved he said, as we have an easement on the property which will continue on no matter who owns it, Bob Steenson said. If the property is sold, it will be necessary to return the LCHIP monies [\$158,000.] This concept will be presented to LCHIP his week, Attorney Brooks has written an opinion on this sale as well. Selling the property will allow us to retire the Bond which is about \$600,000. If the property is sold at a profit, the Conservation Commission will get its money back as well. The property has been appraised for \$910,000, the asking price will be \$1.1 million. The appraisal report is at the Town Hall, its highest and best use is determined to be agriculture. Bob sees the property sale as a win-win for everyone. Bob continued, we have a long term debt obligation which he is sure the townspeople would like us to fix and the Selectmen's preference is to sell the property. If it were leased Bob would hope for between \$20-50 an acre. He wants the outcome to be good for both financially and conservation.

Bob Steenson then asked for questions:

Ken Stern: How will you judge the competing offers if they are for less than we would like? Bob was not sure at the moment.

Commission Members asked about the Recreation area and Bob said that the Recreation Area would be described in the rewriting of the Deed for a new owner. Ken Stern said the Recreational Area had been surveyed so it is clear where the boundaries are.

Bob S. continued to say that we cannot subdivide this piece, but we can write into the deed and try to ensure that we keep the Recreational right as well as access to the property. There is a house lot that could be built on by a farmer.

Jim: Do restrictions allow a new easement on a recreation area? Ty thought it was built into the easement, so it will go word for word to the new buyer.

Galen expressed concern for future sales of the land. Bob said Easement will continue to be held by LCHIP and managed by Forest Society. It will be they who decide on the land's future use.

Ken suggested putting *covenants in the deed*.

Galen asked about whether NOAA contributed to the purchase.

Ty said NOAA is mentioned on Deed, but Didget Taylor thinks they put money into the Easement, but not the land purchase. Ty believes the Fee for property was only paid by CCC, LCHIP. He will find out more about NOAA.

The property is currently not listed with a broker and Ty is discussing this possibility with several real estate agents. Bob Steenson thought it was important to spread the word on this property. The Concord Monitor will do an article soon.

Tom Osmer suggested to use all free sources of advertisement first.

Jen: Can you entertain a cooperative arrangement,?

Bob yes, if there is only one name on the deed.

Jen When will you talk about this?

Bob, at our regular meetings, but we may have to schedule a special meeting.

Tom, I understand there is one easement for the whole, one for an envelope for building, and one for an envelope for recreation, but nothing saying town retains rights to recreation. Look at whether we have right use it only if we own it.

Bob: With a new deed, we will make a new right for us too, Public access is built into easement.

Ty will check if the recreational area and public access is in the recent appraisal and will report back to us next meeting

Ken: As a matter of record, I was involved in designing the recreational area, which was to include 2 baseball fields, a swimming pool, a small parking lot, tennis courts, 2 soccer fields, but we made no commitment to building this.

Galen asked if we could sell the house lot ourselves.

Ty said the house can only be for the farmer. Additionally, Carl Blackstone owns the Brick House. We may need help to manage this easement, as Canterbury holds this easement.

Ken corrected Ty saying this easement has been assigned. Canterbury held easement for a bit, but then the easement was assigned to Forest Society, and one parcel was sold to the Town. Ken monitors this easement for the Forest Society and said they are marked on the map as: Blackstone "A"; Blackstone "B"; and the Goldstar easement.

Ken noted the current road to back field goes through Blackstone, and we will need to move road.

Ty wants a lot of offers. Ken suggested that if we do not have a lot of offers we could lease it for 5 years and then try again.

Ty said that we now have several "parks" in town and they will cost money. At these places we will need more police supervision and we need to address the trash issues. The Commission said they picked up 19 bags of trash at Goldstar during the town wide trash clean up this year. Galen said that trash on the Riverland piece is also a big concern.

2. Ground Aquifer Ordinance - Ty

The Commission had read Umerlac's excellent Buffer Protection Study. The Planning Board designed their Ground Aquifer Ordinance using the State Model, as well as that of the town of Freedom. A map of the protected areas, created by Central NH Planning Commission shows the area covered is mostly the Merrimack River, but there are also circled areas on the map that represent additional individual ground water protection areas, such as the elementary school, the Spruces. These areas have public wells which are tested four times a year. The Library will have to be added to this map.

Tom suggested that should a new public water supply facility is built it should be added automatically to our map.

Ty asked for questions:

Ken: had some Considerations for the Planning Board:

- a. Shaker Village does not seem to be on the map, the current circle is for the Horizon's Edge School.

- b. The map's zoning boundary lines do not correspond to property lines which will make it difficult to define aquifers if contested. Ken created this map for another use and he thought the Board might consider following property lines to make the Board's work easier in the future.
- c. Mr. Dunn's property in 106 is in the zone
- d. Town Industrial Zone at exit 18 is in the zone
- e. `Commercial Zone exit 17 is in the zone
- f. Gold Star is in the zone
- g. Gas station at exit 18 is in the zone . Sunset Mountain produces a lot of lead in this area.

Ty noted there is a Sept. 27 Planning board and asked Ken to come. Ken was not available on that date..

Ken went on to suggest that because everyone in Town has their own well, maybe a town wide protection of the Bedrock aquifer would be a better ordinance. The areas marked on the map are protected by the State already. This kind of ground aquifer ordinance is designed for much larger cities.

Tom Osmer suggested that we have a Hazardous Waste protection/collection Day, which would be a non-regulatory way to get rid of hazardous waste, which is the aim of the Ground Aquifer Ordinance.

Jen was concerned about protecting our water supply against massive water withdrawal for a water bottling plant . Teresa used the example of U. S. A Springs. Jim suggested that the town of Northfield may have water rights to Forrest Pond.

1. Schoodac Conservation Area – Ken Stern

Ken said that over the years they have put in 4 trails in this area, laid out by Bob Quinn; one to a heron rookery, south, one to Spender Meadow; a short walk to steep hill and view; and the big tree loop, which was never logged.

However there has been no trail work since 10 years ago and Ken suggested a work day on these trails. If we gathered a large group we could get a lot done. Jen said she would call the people on here list who have ased to work on such projects. Bob Fife asked how much it was used and the Commission knew of bikers and hunters who use the area.

Set a workday for November 19th , 10:00 Meet in the Center.

2. Riverland – Galen

Jen reported that she had talked to the road crew, police, selectmen and Galen said she had spoken with the same. The consensus was let's just wait until Columbus Day when we have more time to think about this problem. Ty said he had been down there on Memorial Day.

Galen, in emails to the Commission, has said that there is a serious trash problem since the gate has been left open; there are many people there at night, drinking, and having fires.

This summer, the Town heard from the State that the parking lot road was a public road and since then the gate has not been locked. Ty said that they thought the gate was still being closed at night. Ty stated that Bob Steenson did not agree with the State about the status of the parking lot road.

Galen and Tom Osmer spoke about the similarities of Riverland with the Forest Society's property in East Concord which is now successfully controlled. Consistency is the only thing that works. The gate in East Concord is closed promptly and people are ticketed or towed quickly for infractions. Galen expressed the hope that we could institute such a system at the Riverland. If we do not, we will get a bad reputation, which will not serve us well and we will have more problems.

Ty said that we have several parks in town and that parks cost money.

Galen asked that the Selectmen clarify the status of the Riverland parking lot road so we can continue to plan a solution.

Milfoil – request of Roger Becker via Jen

Roger looked at the CCC's current bank account and felt that they could use some of this money to pay for milfoil eradication in Rocky Pond.

Jen responded that we had asked the Rocky Pond people to make this request during a budgeting cycle so we could plan on this expenditure. The Conservation Commission has a number of projects this year that we would like to fund: projects in the Fife Field, water testing etc., and there are always unexpected draws on our funds. This request would take too much of our money.

Ken stated that we have been funding milfoil eradication in Rocky Pond for over 10 years and there has been no significant change – this is not a prudent use of our conservation money. He pointed out that there are many ponds in Canterbury that are concerned about milfoil. Ken felt that using our money for milfoil eradication is a bottomless pit. Ken described the various ways milfoil has been tackled in the past, all with limited success. Several other members of the Commission chimed in in agreement. We felt that there are many town ponds with milfoil issues, we should look at the issue as a whole and then make a decision on how we would approach the problem.

Ty suggested putting the funding of milfoil eradication for Rocky Pond on the Town Warrant as a separate issue.

Ty left at 9:00

Other Business

Ken, who plows the Kimball Pond parking lot requested that the Town Crew remove the boulder in that area as it damages his plow. We will ask Phil Stone about how to fix this.

Bob Fife and Jen made a wetlands visit to the Chiano farm on Shaker road, where he would like to put in a farm pound. However, the necessary paperwork was not in place and they agreed to come back later when the paperwork is in order.

Fiddler's Picnic

The Picnic will be in its usual place and will take place a week from yesterday. Jen said she will come and help out with the pot luck. Galen will supply the paper goods.

On a motion by Theresa, seconded by Bob Fife, the meeting was adjourned at 9:15.

Respectfully submitted,

Galen Beale, Acting Secretary