



**Canterbury Conservation Commission**  
Canterbury, NH 03224

Minutes of the Meeting,

April 9, 2012

Present: Ken Sterns, Kelly Short, Steve Seron, Fred Ficken, Tom Osmer, Linda and Bob Fife, Galen Beale, Jen Taylor, Teresa Wyman

Absent: Jim Bassett

Guests: Bob Steenson, Mindy Beltramo, Ty Miller, Faith Berry

Jen passed out Agenda and previous minutes at the meeting.

**1. Golf Course Easements - Jen and Selectmen**

Jen and Teresa reviewed their earlier walk about for the golf course easements on several small pieces of wetlands on the Course; Jen confirmed the signs on the Course were in place.

Bob Steenson and Ty Miller have come for another Easement matter on the Golf Course. In response to an earlier mitigation, perhaps two years ago, a Discretionary Conservation Easement was placed on 139 acres of the Gold Course. A Discretionary Conservation Easement is a renewable easement and this particular Discretionary Conservation Easement expired on April 1, 2012. The Golf Course owners did not apply for a renewal of this easement.

The Selectmen presented a map of the Course, and in addition to the 139 acres, the Forest land is under Current Use. Another piece of land had previously been taken out of Current Use and is the site of the current buildings.

Under the Discretionary Easement agreement, the applicable lands are taxed at \$500.00 an acre. There would be a 10% fee if the Discretionary Easement expires which is based on the difference between the current market value of the property without an easement less the current market value with the Discretionary Easement.

This Discretionary Easement was negotiated because of the many benefits it offered the Town: preservation of the open space, its recreational value as well as a number of benefits written into the Easement which allow for specific uses by the Town. The Change of Use Tax was waived in lieu of the signing of this Discretionary Easement.

The question the Selectmen wish to consult the Conservation Commission on is, *is it in the Town's best interest to renew this lease with the Golf Course.*

The new Golf Course owners bought the property out of Bankruptcy and they were unaware of the Easement at that time. They have stated they would like to renew this Discretionary Easement.

Ty mentioned that there is no more road frontage on which to build a house, however, there is always the possibility of private roads and of course the Town's Zoning Laws are always vulnerable to challenge. The threat of development of this land is there.

Teresa asked Steenson - since the Golf Course is already commercial is this a decision the Selectmen will make.

Steenson said the Selectmen view this property as not developed.

Ken Stern said that in his understanding of conservation easements statutes, that commercial recreation is excluded.

Tom Osmer asked if Work Force Housing regulations affect the idea of this potential development.

Tyson said it would have a small impact.

Bob Steenson said it will be necessary to do something before the next tax bills come out. The Golf Course owners are current with their taxes.

## **2. Potential Land Donation**

The Selectmen have been offered a lot on Sunset Mountain Road, on the Gilmanton boarder. . In looking at the Tax Map, this lot appears to be adjacent to other conservation lands and all agreed this would be a good piece for the Town to accept. A walk to the property will be arranged.

7:40 Bob Steenson and Ty Miller leave. Faith Berry arrives.

## **3. Bob's Field signage - Jen**

Jen has called around about granite benches and bronze plaques to get some prices. A plaque placed on a rock would cost around \$375.00. A 4 or 6 foot granite bench with a backrest would cost between \$700-\$1300 depending on its size. Chance Anderson has offered to help, and Teresa suggested asking Kevin Fife and offer to pay him. Faith

Berry had previously offered to donate some granite posts. Tom Osmer liked the plaque idea as it is traditional and perhaps having a bench nearby. Bob Fife suggested that Kevin Fife could come up with a plan for an area with a bench. Kelly has reviewed other ideas sent to the Commission. The current suggestions have gotten mixed reviews from the public.

Jen would like to move forward on this. Kelly said she was not sure where the parking lot will be, and suggested a walk to identify. Jen suggested using the day already announced. We will meet on Earth Day at 12:15, April 22, at Kimball Pond

Bob Fife said the bluebirds and swallows are back.

#### **4. Riverland Gate - Jen**

Jen went to Selectmen to ask about the status of the road; we are going to lock the gate this summer the Selectman said. Jen asked for suggestions from the Commission of who could help out with this task. And she will call some people. Among the suggestions were Eagle scouts, building a Kiosk and SCC students. Galen suggested there needed to be new signage, saying "No Trespassing" and clearly stating that those in the parking lot will be towed at your own expense if there are there after 8:00 when the gate is locked.

Galen said that Dumpster Depot had generously offered to place a small dumpster down by the water for the summer for free. The Commission discussed the advisability of this and decided not to have a dumpster there.

#### **5. Logging off Welch Road - Tom Osmer**

Tom Osmer said that there was a neighborhood meeting on a 130 acre piece of forest land which is to be logged soon. Tom walked the land, which also abuts the Fish and Game land and our Schoodac conservation land. The Forester is Robert Graves from Northwood. Tom found the boundaries and wetlands clearly marked and permitting submitted. The stream crossing was also discussed.

#### **6. Approval of the March Minutes**

After review of these minutes, on a motion by Kelly, seconded by Ken, all voted in favor of accepting the March minutes.

#### **7. Vote on Officers of the Conservation Commission**

Proposed slate of officers:

Kelly Short, Chair  
Jen Taylor, Vice Chair  
Fred Ficken, Treasurer  
Galen Beale, Secretary

Ken Stern said that this has been a very busy six years and the Commission has accomplished a lot during those years under Jen's leadership . He expressed the appreciation of the Commission members for all the work done by the Chair.

On a motion from Ken, seconded by Bob Fife, all voted in favor of this slate of officers to take effect immediately.

Tom Osmer said that all the Stewardship members needed to be reappointed. Kelly stated that all current members are invited to continue in this work and only if they are not interested should let Kelly know.

The current membership of the Stewardship Committee is as follows:

Tom Osmer, Chair  
Galen Beale  
Clinton Pitts  
Bob Fife  
Fred Ficken

The next Stewardship meeting will be held on April 30<sup>th</sup> at 7:00 at the Library meeting room . Meetings to follow: July 23 and October 22.

## **8. Granit map work - Kelly**

Kelly reviewed the acreage that is now under conservation in Canterbury, 4,310 acres currently. This is 15% of the Town that is conserved.

Kelly will work to create a process for creating a comprehensive Open Space plan using a variety of available maps. She passed out the current Strategic plan and relevant pages of the Master Plan for our review for the May meeting.

## **9. Changing our meeting night - Kelly**

Kelly made this suggestion which will be finalized next meeting.

On a motion from Ken, seconded by Bob Fife, the meeting was adjourned at 9:15. All voted in favor.

Respectfully submitted,

Galen Beale, Secretary

