

Conservation Commission - Town of Deerfield, NH
October 10, 2011 Minutes

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

Members Absent: Kate Hartnett, Diane Thompson

Visitors: Marian Akey, Tom Akey, Erick Buck, Dawn Holloway, Patricia Pitman, Richard Pitman,

Dawn Holloway is the owner of approximately 89 acres of land on Mount Delight Road, a portion of which she is interested in preserving for conservation purposes and protecting from future development. Based on the property's proximity to the Freese Town Forest, she felt the DCC might have an interest in acquiring approximately 80 acres when the time came for her to place the property on the market. Serita Frey and Erick Berglund explained the process, and that any offer to purchase would be based upon a limited summary appraisal. Serita suggested a site visit to walk the property, at which time a more in depth discussion could take place. It was also explained that should Ms. Holloway decided to sell the property on the open market, she could still distinguish how the property was to be used by restricting the deed.

Erick Buck of Pollock Land Planning, LLC gave a formal presentation in support of the project described in the *DES Wetlands Bureau Minimum Impact Expedited Application* received by DCC for its approval. Pollock Land Planning, acting on behalf of property owners Marian and Tom Akey, applied for the permit to allow the replacement of a seasonal dock and the repair of deteriorated rip rap along the shoreline of the Akey's property on Pleasant Lake. Marian and Tom Akey explained that it was their intention to bring the dock into compliance and to address the deterioration of the shoreline and the existing cottage. Serita Frey moved to approve the minimum impact permit. The motion was seconded by Wes Golomb and unanimously approved. Prior to the vote it was clarified that the approval was only for the dock and rip rap and that the balance of the improvements would be addressed in the Shoreland permit. Mr. Buck also presented site plans for future significant alterations to the lot including the addition of vegetation, changes to drainage, creation of a riparian buffer through the use of "grow socks" along the edge of a stream which flows into the lake and the demolition and replacement of the existing cottage, all of which, he stated, were within the expectations of the *Comprehensive Shoreland Protection Act*. A *Shoreland Permit Application* has been filed and should it be approved, the Akey's plan to petition the Deerfield Zoning Board for the required variances. A previous request for a *Dredge and Fill Permit* had been denied. The Town Clerk will be contacted to determine whether a Shoreland permit had been received.

Approval of Minutes: Approval of the minutes of the September 12th meeting was tabled till the November 14th meeting.

Financial Officer's Report: Erick Berglund reported that the balance in the Conservation Fund at the end of August was \$377,093.05. The balance reflects interest of \$48.04 and withdrawals in the amount of \$100.35 for Cottonwood Estates signage and 2nd Quarter Postage. The balance of the DCC budget at September 30th was \$1730.40. Budgeted expenses in the amount of \$450.00 for dues are anticipated.

Land Conservation:

Project #25: Dan Kern was to have met with the property owner on 9/19 to review and fine tune the survey. Erick Berglund will follow up with Dan Kern on the completion of the draft.

Project #26: Serita has e-mailed the property owners with respect to the issues stalling the potential acquisition of this property. No response has been received to date.

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Town Forest Protection Project:

Serita Frey has completed the "Request for Proposal" (RFP) letter to be sent to various land protection organizations. The question arose whether the RFP's should be mailed or sent electronically. Erick Berglund suggested sending a formal letter. Serita will speak with Leslie Boswak to determine if a formal bidding process needs to be followed in this case, including adherence to an open question and answer process among all those applying.

Regulated Wetlands:

The Commission is in receipt of a *Complete Forestry Notification* for the Mathes Family Limited Partnership, property Map 420 Lot 18, qualifying as having minimum wetlands impact.

The DCC has also received a copy of a *Request for More Information* from the DES Wetlands Bureau in response to Harriet Cady's recent *Dredge and Fill* application for property identified as Map 209 Lots 8 and 10.

Old Business: Serita Frey updated the members on the status of the Cottonwood Estates gate project. The gate was installed in September as well as signs forewarning of the gate ahead, and the prohibition of motorized vehicles. On the advice of counsel, the DCC's only role is to monitor and enforce the easement, and to provide information to Cottonwood residents regarding restrictions and acceptable uses of the property. Non-motorized access to this property is restricted to the residents of Cottonwood Estates. Serita Frey has delivered keys for the gate to the Police and Fire Departments and an additional key will be given to Fish and Game to allow enforcement of the easement and for potential emergency situations.

New Business:

UNH has contacted us in their search for a non-profit organization that could benefit from a team of technical writers whose services are being offered in conjunction with an English studies class in Professional Technical Writing. The objective of the project is to produce a polished, written product over the course of nine weeks with emphasis on natural resources and the environment. The members agreed that, without having a specific project in mind, and not knowing the degree of involvement required on the part of DCC members, the offer should be shelved for now and revisited next year. Suggestions for a possible future undertaking would be design of a DCC web page or the creation of conservation-related educational materials.

Serita Frey will speak with Kate Hartnett regarding communications she received from her regarding the Brown's Mill conservation easement and the possibility of extending an invitation to Ellen O'Donnell, of Deerfield Community School, to attend our next meeting.

Northern Pass: Erick Berglund urged members to review the on-line report of the Northern Pass Advisory Committee [NPACFinalReport.pdf](#) and noted that arriving at the desired cost/benefit analysis has proven problematic given the difficulty in quantifying the various aspects of the project.

Correspondence: A brochure announcing the 41st Annual Meeting of the New Hampshire Association of Conservation Commissions was shared with the members.

Adjournment: 8:23 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