

DEERFIELD CONSERVATION COMMISSION

Non-Meeting Minutes – November 14th, 2016

Members Present: Deb Campelia, Kate Hartnett, Jim Deely
Members Absent: Erick Berglund, Serita Frey, Wes Golomb
Visitors: Margo and Dick Cormier

At approximately 7:15 pm, absent a quorum, Deb Campelia, Kate Hartnett and Jim Deely met informally with scheduled guests, Margo and Dick Cormier. No votes were needed during the meeting.

Boisvert Town Forest – Dow Road Access:

Kate Hartnett welcomed Mr. and Mrs. Cormier who had asked to meet with the Conservation Commission in response to a letter they received from the DCC in October. The correspondence was sent as part of DCC's proactive outreach process to notify residents living along the Epsom/Deerfield town line, who might not otherwise be aware, of the existence of the Boisvert Town Forest. The letter also communicated to the residents that DCC was currently working to permanently protect the property through a conservation easement that would ensure that the land remain undeveloped and used for conservation purposes only.

Legal access to the Boisvert Town Forest is provided via Deerfield's Dow Road; a now-discontinued roadway that runs along the Deerfield/Epsom town line. The Cormiers believe, based on word of mouth, that their property line over-extends the Deerfield Dow Road, which they understand was previously created to accommodate emergency equipment responding to a fire on the mountain. They also indicated that this "cow path" was there when they purchased their land (the first lot in Epsom on the east side of Swamp Rd) 26 years ago.

The Cormiers stated that previously the road has been used as a logging road by individuals who, when approached, said they were clear cutting. They also reported observing unauthorized dumping and heightened four-wheeler traffic. Additionally, the roadway provides access to a gravel pit (Eames in Deerfield), which resulted in traffic throughout the summer of 2016 by trucks hauling gravel to the Epsom Dow Rd.. The gravel pit has also been used for shooting, including semi-automatic weapons. The Cormiers considered gating the access. Along with safety issues and fear of losing their land, Mr. and Mrs. Cormier expressed concerns about future parking arrangements for visitors to the Boisvert Town Forest and potential liability.

The Cormiers did not provide a survey, but did have a copy of their deed. In the absence of the aerial map referenced in the 2011 Epsom and Deerfield Perambulation Report, DCC members used the respective Epsom and Deerfield Assessing maps to orient themselves. Jim Deely observed that the boundaries would need to be determined objectively through a survey, with deed research. Kate Hartnett noted that contradictions between versions of the Epsom and Deerfield assessing maps would need to be worked out between the two towns and their respective legal advisors.

Jim Deely stated that there is not any volume or great activity on Deerfield's conservation easements and that it was not the DCC's intent to allow abuse on the property. Kate Hartnett informed the Cormiers that the Boisvert Town Forest was slated to be surveyed in conjunction with the placement of the conservation easement and that a grant in the amount of \$17,079 for transaction costs had been approved by The Merrimack Conservation Partnership.

Ms. Hartnett assured the Cormier's that DCC sent them the letter to inform them of work on the Boisvert Town Forest, that will include securing the gate, installing informational signs, prohibiting ATV traffic on the Forest, and completing a boundary survey. DCC will keep the Cormiers and other Epsom residents informed. Mr. Deely suggested that DCC provide the Cormier's with the name of the surveyor DCC will be using.

Lindsay-Flanders:

Deb Campelia reported that Alan Perkins had contacted Bear-Paw (the easement holder) to review the proposed new trail.

Approval of Minutes: The October minutes will be submitted for approval at the December meeting due to lack of a quorum.

Finance: Any available financial information will be reported at the December meeting.

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Regulated Wetlands:
Wetland Notifications:

- **Shoreland Impact Permit 2016-02874** – Elizabeth Ferguson – 53 North Rd – Map 209 Lot 49
- **NHDES Wetlands Bureau File# 2016-02223 – Permit Denied: Pleasant Lake** – 7 Loon Ledge – Map 207 Lot 21 – Donald Jsirandis Living Trust – Proposed construction of a 13.5 ft. x 16 ft. deck over bank and surface water.

The meeting adjourned at approximately 8:30 pm.

The next meeting is scheduled for Monday, December 12th, 2016
(Please check the website for scheduling changes)
townofdeerfieldnh.com

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