

## DEERFIELD CONSERVATION COMMISSION

Meeting Minutes – December 5, 2016

**Members Present:** Deb Campelia, Kate Hartnett, Erick Berglund, Serita Frey, Wes Golomb  
**Members Absent:** Jim Deely  
**Visitors:** Linda Lee

**At 7:08 pm**, Serita Frey called the meeting to order. Kate Hartnett introduced **visitor Linda Lee who has volunteered her services to update the Deerfield Open Space Plan (DOSP)**. Ms. Lee was the graphics editor on the team that created the original DOSP. Kate Hartnett explained the significance of the DOSP and that it played an important part in the work on the Northern Pass Transmission project. Erick Berglund thought there might be a need to form a subcommittee to provide guidance on the project.

Ms. Hartnett suggested **adding highlights from subsequent Town Reports and updates to the *Wildlife Action Plan*, the *Bear-Paw Conservation Plan* and the original *Action Plan for Implementation***. It was also suggested that the **power lines and substation be shown**. Erick Berglund felt that **Phil Bilodeau from the *Forestry Commission* should be engaged to collaborate** on the update, and suggested that GPS coordinates be included in the mapping. Since the trails maps are already available on line, it was decided that there was no need to include them in the DOSP, but that they could simply be referenced. Ms. Lee welcomed input.

In conjunction with the update to the DOSP, Ms. Hartnett felt it would be logical for Ms. Lee to provide information for **Deerfield's response to the recently received *Town and Community Forest Survey***. UNH Cooperative Extension is partnering with NH GRANIT <http://www.granit.unh.edu/> to **identify and document all Town Forests and Town-owned conservation lands greater than 10 acres**, so that they can update the GRANITE GIS data layer of conservation lands in New Hampshire.

**Approval of Minutes:** Chair Frey moved to **approve the October minutes** with a second by Erick Berglund, which were approved unanimously. The non-meeting minutes (no quorum) from **November 14th were also approved** with no changes.

**Finance:** The balance in the **Conservation Fund at October 31<sup>st</sup> was \$310,246.39** including interest of \$38.45, and DCC's 50% portion of the Land Use Change Tax in the amount of \$14,425.55. Deb Campelia requested **reimbursement of \$16.08 for the purchase of tape and Mylar used for trail maintenance**. The requested payment was approved unanimously. It was also **voted unanimously to give Mr. Berglund the authority to approve upcoming dues payments for *Bear-Paw* and *Lamprey River Advisory Committee* in amounts not to exceed \$125.00 per organization**. The motion was made by Kate Hartnett with a second by Serita Frey.

**2017 Budget:** Members concurred with Mr. Berglund's presentation of the **proposed amounts for the coming year** which included **increases for the legal and part time secretarial lines**. He will once again be requesting \$200 for the Trails Club.

**Northern Pass:** DCC's Northern Pass representative, Kate Hartnett, reported that **in the past two months, there have been 22 technical sessions on 10 topics**. There are 10 volunteers who have alternately represented Deerfield at every session. Ms. Hartnett has personally attended numerous sessions, focusing on those on the *Environment* and *Orderly Development*. Ms. Hartnett presented comments on *Orderly Development* to the *Northern Pass Site Evaluation Committee* on November 15<sup>th</sup> and subsequently received data requests to prove her points, and are due by December 31<sup>st</sup>.

**Project #34:** On October 29<sup>th</sup>, Serita Frey and Kate Hartnett made a site visit to the property and the owner of the property will be meeting with other family members for feedback.

**Project #31:** The current owner was updated that DCC is moving forward with necessary financial arrangements.

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### Town Forest Protection:

**Boisvert Town Forest – Permanent Protection:** DCC is moving forward with its plans for the permanent protection of the Boisvert Town Forest through the conveyance of a conservation easement on the property. The estimated cost of the project is \$45,000, the bulk of which will be the cost of a survey. Bear-Paw Regional Greenways, acting on behalf of the DCC, was successful in securing a grant from *The Merrimack Conservation Partnership* in the amount of \$17,079 for DCC's transaction costs of the project. Bear-Paw, in its capacity as the intended easement holder, will be facilitating the bid process for the survey. Serita Frey contacted Town Administration and confirmed that this arrangement with Bear-Paw is in compliance with Deerfield's Purchasing Policy and that records of the bids are to be retained by DCC. Ms. Frey will inform Dan Kern at Bear-Paw to move ahead with the process.

Deb Campelia has volunteered to accompany Kate Hartnett to place signs prohibiting motorized vehicles in the Boisvert Town Forest. Kate Hartnett commented that the pending survey for the easement will be helpful in resolving the Dow Rd. access issue.

### Easements and Land Protection:

**Lindsey-Flanders:** Members viewed photos taken by Deb Campelia on the east side of the property evidencing disruptive ATV activity. Ms. Campelia identified the point of access as a breach in a stone wall behind residences just beyond the Post Office. Letters will be sent to abutters informing them of the problem and Deb Campelia will speak with Deerfield Police to notify them of the unauthorized ATV use. Ms. Campelia will also ask Alan Perkins for his assistance in blocking the point of access, and determine what is needed to move ahead with the trail extension.

**Non-public Session - Project #33:** At approximately 8:30 pm Serita Frey moved to enter a non-public session under RSA 91-A:3, II(d). *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.* Kate Hartnett seconded the motion which was followed by a roll call vote, with Berglund, Campelia, Frey, Golomb and Hartnett voting in favor of the motion. At approximately 8:55 pm the members re-entered public session. A motion by Serita Frey to seal the minutes was seconded by Kate Hartnett and was followed by a roll call vote with Berglund, Campelia, Frey, Golomb and Hartnett voting in favor of the motion. Chair Frey noted that no final decisions were made during the session.

**Brown's Mill:** Kate Hartnett (who is also Vice Chair on the Planning Board) gave an update on the status of the open space subdivision at the end of Brown's Mill Rd. off Mt. Delight Rd. Originally slated for multiple house lots, the Planning Board reached an agreement with the owner to create an open space subdivision on the ~43 acres (of which ~29 acres will be conserved and devoted to open space), and to limit the number of lots to five. Previous agreements with *NH Fish and Game* to provide parking for, and access to, the Corey Wildlife Management Area have been renegotiated as well. Parking space will be provided and walk-in access to Corey will initiate at the cul-de-sac. This arrangement is particularly favorable since additionally it will provide continuous access beyond Corey WMA to the Wells and Boisvert Town Forests.

Ms. Hartnett is working with Fish and Game and the subdivision owner's attorney on the wording and provisions to be contained in the conservation easement deed for the open space land beyond the cul-de-sac to be conveyed to the Town. Ms. Hartnett asked DCC members for their input regarding deed provisions for monitoring of the easement, long term management process, and education/engagement of the future owners of the five lots. Given the possible lack of experience and/or willingness on the part of the future residents, it was concluded that DCC should coordinate the annual monitoring, but should attempt to involve the eventual owners as much as possible. Chair Frey wondered if there was a way to enforce the absolute need for the current subdivision owner to fully communicate the restrictions of the easement to potential buyers, prior to any sale, in order to dispel any misconceptions about the use of the open space land. Wes Golomb questioned whether there were means by which to protect against poor performance, and Ms. Hartnett explained the possible requirement of a performance bond.

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Ms. Hartnett talked about plans Fish and Game has for planting warm season grasses and allowing for natural succession, as well as terracing the reclaimed gravel pit bank as habitat for bank swallows. The site had previously been used for dumping, and clean-up of the area is currently underway, including removal of an abandoned truck, tires and debris.

**Regulated Wetlands:**

**Sybert - Still Pending:** Updated information on the applicant's response letter dated October 11, 2016 (by TES Environmental Consultants, LLC), to a DES *Request for More Information* dated July 22, 2016 for the **Scott Sybert Wetlands Permit Application File #2016-01285 for a driveway crossing on Map 408 Lot 16 at 93 Coffeetown Rd.**

**Announcements/Correspondence:**

Wes Golomb announced that he would like to **donate three framed, panoramic photos of conservation parcels in town.** He has offered to speak with the Town Administrator with his proposal. The members commented that the donation should be made if there was a commitment to actually hang the photos in a public space. Mr. Golomb will **also address the possible display of three, ~4' X 4' framed maps of the town's conservation properties** which were at one time hanging in the lower level of the GBW, but are now being stored in the archive room.

Serita Frey announced that Monday, December 5<sup>th</sup> was **WORLD SOIL DAY!!**

Chair Frey **adjourned the meeting at 9:13 pm.**

**The next meeting is scheduled for Monday, January 9, 2016**

*(Please check the website for scheduling changes)*

[townofdeerfieldnh.com](http://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*