

DEERFIELD CONSERVATION COMMISSION

1967 - FIFTY YEARS AND COUNTING - 2017

Meeting Minutes – September 10, 2018

**Members Present:** Haley Andreozzi, Serita Frey, Kate Hartnett, Ben Miner, Wes Golomb  
**Members Absent:** Erick Berglund  
**Visitors:** Linda Lee, Harriet Cady, Dan Kern

Serita Frey called the meeting to order at 7:10 pm.

**Deerfield Open Space Plan Project:** Kate Hartnett introduced Linda Lee who has volunteered to work on updating the *Deerfield Open Space Plan*. Ms. Lee was part of the team that produced the first *Deerfield Open Space Plan*. **New scientific and technical information will be coming this fall along with new/updated mapping data.** Funding will eventually be needed for the project for GIS and printing, and additional volunteers are always welcome. Ms. Lee suggested creating a condensed version of the plan that would give a “big picture” overview of the plan and increase awareness by the general public. Work on the project is anticipated to resume in November.

**Project #31 – Marston Farm:** Dan Kern reported that the \$7,500.00 transaction grant deadline has once again been extended to October 31<sup>st</sup>. Mr. Kern reviewed the sections of the 8/31/2018 draft conservation easement deed for the 38 acre parcel that have been updated. The edits were requested by Paula Bellemore of LCHIP. The most significant change was the designation of LCHIP as the primary executory interest holder with the Town as secondary. Other edits included procedural changes related to the acceptance of baseline documentation, approval of easements and rights-of-way, archeological notifications, approvals for posting of the property, and discretionary consents (Dan will clarify including Deerfield in this process).

Members weighed the arguments for the need to honor the owner’s strong desire for the easement document to specifically exclude the use of motorized recreational vehicles on the property, against the difficulty of enforcement. **The intent is to prohibit use of recreational motor vehicles while still allowing the owner to use needed motorized agricultural equipment.** Mr. Kern will look into possible language to accommodate DCC’s desire to honor the owner’s intent. Mr. Kern will settle the language issues and report back by Monday, September 17<sup>th</sup>. **The BOS will need to review and sign the revised easement document when finalized.** The goal is to close the easement in sufficient time to meet the extended deadline for the transaction grant.

Dan Kern will confirm and high-light the sections of the deed for the 128 acre donated parcel that pertain to forestry access. Paula Bellemore is handling the easement on this parcel. Attorney Jim Raymond will be asked to speak with Paula Bellemore (LCHIP) to address the deed revisions.

**Project #35:** Ben Miner and Haley Andreozzi will accompany Dan Kern and Paula Bellemore (LCHIP) on the site visit to the property on September 11<sup>th</sup>.

**Edythe H. Boisvert Town Forest:** Bear-Paw will have the baseline documentation complete prior to the October meeting. The parking language voted at the August meeting has been incorporated into the easement document. Next step is approval by the Town and BOS signing of the conservation easement. Mr. Kern will confirm the status of the previously-installed gate and lock.

**Easements and Land Protection – Proposed Projects:** Dan Kern provided maps for potential easements on multiple lots. **The owners have proposed donating an easement on the first parcel to Bear-Paw. Map 208 Lot 5** is a 54 acre parcel located on the south side of North Rd. with frontage on Route 107. The parcel abuts the existing McGarry easement. According to Mr. Kern, the parcel is ranked Tier 2 on the *Wildlife Action Plan* for *Highest Ranked Habitat in Biological Region* and Tier 3 in *Supporting Landscape*. DCC is being asked to provide monetary support for the project’s transaction costs, of which the survey is the largest expense. Additional grant opportunities will be sought.

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In addition to the 54 acre parcel, the owners are considering their options for conserving portions of four parcels abutting Raymond Rd. totaling approximately 258 acres. The parcel(s) on the south side of 107 (Map 418-78) abut the Deerfield Fairgrounds, and the Lamprey River bisects the two lots (shown as one single 43 acre lot on town maps. Two additional parcels, totaling approximately 215 acres, are located on the north side of 107 (Maps 418-22 and 23).

Bear-Paw has asked that DCC consider funding 50% of the cost of an appraisal of the land surrounding the house (Map 418-22). There is a November deadline for a transaction grant that would cover the other half of the appraisal.

**Project #36:** DCC was informed of a possible donation of a 23 acre conservation easement. The parcel's attributes are in keeping with the goals of the *Deerfield Open Space Plan* and values in the *Wildlife Action Plan*. Conservation of the parcel raises the prospects for sparking interest in additional easements on abutting parcels, increasing the potential of the donation morphing into a larger project. The owner is asking that DCC consider funding an estimated \$5,000.00 of transaction costs. Serita Frey commented that although the Town has made large investments on other projects, the preference is to accept donations of land or easements and cover the transaction costs. This practice is beneficial to developing a culture of donations with the potential to inspire others to do the same. Small investments in conserving donated easements, the size of which compound over time, are less costly and less complex. **The owner is asking for a decision by the end of October.**

**Pleasant Lake:** Serita Frey moved to provide a letter of support on behalf of the Pleasant Lake Preservation Association (PLPA). Haley Andreozzi drafted correspondence indicating DCC's support for the PLPA in its effort to secure an EPA 319 Watershed Assistance Grant to remediate the storm water issues generated by Route 107 to Pleasant Lake. The PLPA has also applied for a Moose Plate Grant for this project. **Haley Andreozzi seconded the motion which was unanimously approved.**

**Northern Pass:** DCC received copies of intervenors' certificates of joinder in the *Joint Motion for Summary Affirmance of the Orders of the Site Evaluation Committee dated March 30, 2018 and July 12, 2018*. The motion objects to Eversource's appeal (Supreme Court Case #2018-0468) of the Site Evaluation Committee's decision to deny the permit for the Northern Pass project.

**Finance:** The balance in the conservation fund at the end of July was \$409,174.06 including an anonymous donation (\$50k) to be expended for Marston and interest in the amount of \$86.86. The DCC will evaluate the feasibility of funding the newly proposed projects (discussed above) after considering the pending costs for the Marston Farm Project #31, the Epsom/Deerfield Project #35 and the Boisvert Town Forest conservation easement.

**Approval of Minutes:** A motion by Serita Frey to approve the minutes of the August 13<sup>th</sup> regular meeting was followed with a second by Ben Miner. The motion passed with Wes Golomb abstaining.

**Stewardship/Easement Monitoring:** Serita Frey will contact Frank Mitchell to request his assistance in monitoring the Kay Williams/Merrill easement this fall. Ben Miner has been unable to connect with the owner of the Curry property to complete the monitoring of the second half of the easement. Chair Frey will ask Will Frey to contact Al Jaeger regarding Great Brook and McNeal monitoring.

### **Regulated Wetlands & Shorelands:**

The Clerk will contact Alden Beauchemin to secure a copy of the signature page of Dana and Beth Cook's Expedited Wetlands Permit Application that was approved at DCC's July 9<sup>th</sup> meeting.

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**NEW Wetland Notifications:**

**Shoreland Permit Application: NHDEWS File #2018-02375** – 20 Baker Ave – Map 209 Lots 39 & 47 – Chalmers

Permit granted – No application received by Town Clerk or DCC – ZBA copy now on file in Town Clerk’s Office – Variance granted per Deerfield Planning Board Secretary, Jane Boucher.

**Seasonal Dock Notification: NHDES File #2018-02431** – Gulf Rd – Map 204 Lot 35 (S/D Lot 1C)

**Joyce Lebel** – 31 Laskey Dr., Northwood 03261 – *Declined. Lot does not include water frontage or right to dockage.*

**NOTE:** Kate Hartnett provided clarification that the Town was working to resolve the permitting glitch that prevents residents on the north side of Gulf Rd from installing seasonal docks on the south side of the road.

**Dept. of Natural & Cultural Resources-Div. of Forests & Lands** – Request for permission to make improvements to Class VI Woodman Rd for forest management access to Woodman State Forest. Mark Young is in agreement per July 17<sup>th</sup> conversation with agency.

**Announcements/Correspondence/Reminders:**

**Closson Award** – Kate Hartnett has become the first woman recipient of the Southern NH Planning Commission’s (SNHPC) *Closson Award for 2018 in recognition of excellence in community and regional planning*. Ms. Hartnett expressed gratitude for Deerfield Town Planner Sylvia von Aulock’s efforts, and thanked DCC for its role in her nomination. DCC applauds Ms. Hartnett for her many years of outstanding work and ongoing efforts.

**Ms. Hartnett has previously argued in favor of placing reasonable limits to automobile access to some remote conserved land.** In support of her position, Ms. Hartnett provided the following quote from a 1998 issue of *Granite State Tree Farmer*: “...there is a growing consensus among conservationists that some lands should be set aside as wild lands, where human use is restricted and natural processes predominate. Both managed and unmanaged lands are important in the conservation of native biodiversity, and will be important components of the ecological reserve system.” (full report “Protecting New Hampshire’s Living Legacy: A Blueprint for Biodiversity Conservation in the Granite State,” 1998)

**Wes Golomb has been compiling data into Portfolio Manager that reflect significant cost savings having been achieved as a result of the energy efficiency improvements made at the GBW over the past five years.** Mr. Golomb has volunteered to participate in the update of the energy section of the *Deerfield Master Plan* and to continue to explore the feasibility of solar and woodchip-burner energy options now that energy demand has been reduced by efficiency improvements. Members encouraged Mr. Golomb’s desire to put together a series of workshops or an energy day, and to publicize his findings. Serita Frey cautioned that time was running out on the existing Federal Tax Credits being offered.

**Bear-Paw Open House:** Saturday, September 22<sup>nd</sup>, 7:00 to 9:00 pm – 12 Lookout Point Rd,

**New Hampshire Association of Conservation Commissions:** Annual meeting – Saturday, November 3<sup>rd</sup>.

Chair Frey adjourned the meeting at **9:02 pm**.

**The next regular meeting is scheduled for Monday, October 15<sup>th</sup>, 2018**

*(Please check the website for scheduling changes)*

[townofdeerfieldnh.com](http://townofdeerfieldnh.com)

*These minutes were prepared and submitted by Judy Marshall. Revisions, if any, will be contained in the minutes of the next meeting. If amended, a revised version will be posted to the website, after approval by the Deerfield Conservation Commission*