

DEERFIELD CONSERVATION COMMISSION

1967 - FIFTY YEARS AND COUNTING - 2017

Meeting Minutes – November 12, 2018

Members Present: Haley Andreozzi, Erick Berglund, Serita Frey, Wes Golomb, Kate Hartnett, Ben Miner
Members Absent: None
Visitors & Guests: Linda Lee, Dan Kern – Racheal Stuart, Jeanne Menard, Phil Bilodeau, Al Jaeger, Denny Greig, Joann Bradbury, Alan Perkins, Richard Pitman, Jim Page, Quetzal Frey, Will Frey

Serita Frey called the meeting to order at **7:02 pm**.

Project #36: Surveyor Jim Franklin submitted separate copies of the metes and bounds for Map 413 Lot 95 (adjacent to Thurston Pond Rd.), and for the 24.6 acre easement area being conserved. Mr. Franklin also presented a mylar of the survey for recording purposes, and paper copies of the unrecorded survey for the DCC and Planning Board files. Research for preparation of the survey uncovered the historically significant fact that **Thurston Pond Rd. was laid out in 1772 and is recorded as Book 1 Page 283**. Ms. Hartnett pointed out that the road originally connected the meeting house in Deerfield to the meeting house in Allenstown. Ms. Hartnett hopes the donation of this easement can initiate a much larger project, if eventually combined with surrounding parcels that are also part of a conservation corridor between the headwaters of the Lamprey River and Bear Brook State Park.

Ms. Hartnett noted that the draft conservation easement includes references to limiting light pollution (dark skies), maintaining the property as a quiet, peaceful location, and prohibiting the use of recreational motorized vehicles. **Mr. Berglund questioned how this restriction would be enforced. Mr. Kern explained that if noted, Bear-Paw would bring any violation to the attention of the landowner, and to the Town as executory interest holder.** Provisions for public use trails that use the NH Fish & Game methodology for planning and managing “*Trails for People and Wildlife*” are also included in the proposed language. www.wildnh.com/trails. Mr. Kern will submit the final version for review by Ms. Hartnett and Serita Frey. **Chair Frey will request an appointment for the November 19th BOS meeting for the signing.**

Deerfield Open Space Plan Update: Volunteer Linda Lee will be coordinating the update of the *Deerfield Open Space Plan* that is part of the *Deerfield Master Plan*, which should be updated every seven to ten years. She will develop a lay-person-friendly “user guide” in addition to the current “technical” version. DCC Clerk Judy Marshall will be Ms. Lee’s contact for fielding questions. It was noted that the *Master Plan*, *Open Space Plan* and the energy chapter of the *Master Plan* were relevant and influential in contributing to the unanimous 7-0 decision against the *Northern Pass Transmission Project*. The *Open Space Plan* is a “green print” for future development and is an important tool for Planning Board discussions. Kate Hartnett will inform the Planning Board that an update is in process and Ms. Lee and Ms. Frey can provide progress reports going forward. Serita Frey can also update the Select Board on the plan’s progress during her quarterly reports to the BOS. Ms. Hartnett provided an updated aerial photo base of Deerfield’s green infrastructure created by *Southern NH Planning Commission*.

Project #31 – Marston Farm: Work is still being done on the conservation easement deed for the 128 acre donated parcel. Mr. Kern reported that a backup plan for a public parking area to be located on the 50 foot strip leading to the 128 acre parcel was being considered. There is no reserved right in the existing LCIP easement for that purpose. A provision for parking could be included in the Bear-Paw easement being proposed to overlay the LCIP easement on the 128 acres; however, the NH Attorney General’s office may not approve. DCC has been working to ensure an option for parking in the existing log landing on the 38 acres since the beginning of this negotiation.

Although the goal is for LCHIP to sign the conservation easement on the 128 acres in time to take advantage of the \$7,500 transaction grant, time is running out. As an alternative, **the owner could simultaneously convey the Bear-Paw easement on the 38 acre parcel, along with the fee deed to the Town on the 128 acre parcel, without the Bear-Paw overlay to the existing LCIP easement on the 128 acre parcel.** This would keep both transactions in the same year. The Bear-Paw overlay could occur later, allowing additional time for the required approval by the NH Attorney General’s Office.

Project #35: According to Mr. Kern, the owner has countered the original offer of 50%, and is asking for 75% of the appraised value of the two Epsom parcels and the Deerfield backland. **After estimated funding from LCHIP and the Merrimack Conservation Partnership (MCP), Deerfield’s share of the project would increase**

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by \$22,000 (from the original estimate of \$47,000 to \$69,000). Although the appraisal was based on landlocked “backland” without development potential (no road frontage), the parcel does have high wildlife value and provides connectivity to Hart Town Forest and the Epsom conservation parcels. Serita Frey noted that DCC needs to consider its limited resources. **Although the project was informally approved in June, members felt they now needed to give additional thought about moving ahead, and will table a decision until the December meeting.** Approval of the project is contingent on LCHIP funding. Kate Hartnett once again requested that if the project is approved, the deed would reflect use of the *NH Fish & Game* methodology for planning and managing public trails in a manner that would minimize impacts to wildlife (“*Trails for People and Wildlife*”).

Project #38 – Raymond Rd: Dan Kern reported that the cost of the appraisal came in at \$4,800.

Edythe H. Boisvert Town Forest: Dan Kern anticipates closing in December. Kate Hartnett checked with Town Administrator John Harrington, and they agreed it made sense to give keys to the gate to the Police and Fire Departments, and to the DCC.

Approval of Minutes: *A motion by Serita Frey to approve the minutes of the October 15th regular meeting was followed with a second by Haley Andreozzi. There was no discussion. The motion passed with Wes Golomb and Ben Minerd abstaining.*

Finance: The balance in the conservation fund at the end of September was \$196,286.73. The report for October will be given at the December meeting. **Mr. Franklin’s invoice for preparation of the survey for project #36 was given to Dan Kern for payment by Bear-Paw** and will be included in the project’s total transaction costs, of \$10,500, which were approved for funding from the conservation fund by the members at the October meeting.

Mr. Berglund moved to approve payment of the following invoices:

\$ 11.54	Supplies – Reimbursement to the Clerk
\$100.00	Lamprey River Watershed Association – 2019 Dues
\$100.00	Bear-Paw Regional Greenways – 2019 Membership

Serita Frey seconded the motion which was unanimously approved.

Mr. Berglund reported that the DCC 2019 budget has received BOS approval and is coming up for MBC review. **Members agreed that \$200 should continue to be left in the proposed budget for the Trails Committee.**

Easement Monitoring: Serita Frey reported that volunteers Al Jaeger, Will Frey and Frank Mitchell have completed the monitoring of Great Brook and McNeal. It is believed that Frank Mitchell is attempting to clarify boundaries of an abutting parcel prior to monitoring the Merrill (Kay Williams) easement. Mr. Mitchell may have also completed Freese Town Forest. Ben Minerd will continue his attempts to contact the owner of the Curry easements.

Announcements/Correspondence/Reminders: Kate Hartnett reported that she will be delivering files to be added to the DCC archives. In addition to a 2012 draft of prospective members/volunteers, there are also documents concerning negotiations with Charlie Moreno regarding forestry management and files with respect to phragmites management. Ms. Hartnett directed members’ attention to an article (*Donor Profile*) and photo of Jeanne Menard, Fran Menard and Ann Burnett appearing in Bear-Paw’s Fall 2018 issue of *Bear-Paw Print*.

In closing, Serita Frey announced the resignation Kate Hartnett. The members and guests present enthusiastically thanked her for her 31 years (may be a record!!) of dedication to the well-being of Deerfield’s forests, fields, wetlands and wildlife; and it was with great sadness that the members bid her farewell, but commended her spirit to those who will inherit her skills, her vision and her tireless commitment to conservation.

The meeting was unanimously adjourned at 8:29 pm. Members and guests continued the celebration with food and fellowship!

The next regular meeting is scheduled for Monday, December 10th, 2018

(Please check the website for scheduling changes)

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