

# **Town of Frankestown Conservation Commission**

## APPROVED MINUTES

November 2, 2009

A regular meeting of the Conservation Commission was held in the Town Offices on Monday, November 2, 2009 and called to order at 7:36 p.m.

Conservation Commission members in attendance: Crooker, Freese, Hardwick, Holmes, Lindgren, Shuffleton. Secretary Lindgren took the minutes.

The minutes for the July 6, 2009 and October 5, 2009 meetings were accepted as proposed.

### **Old Business**

1. DES sent the Board a letter saying that the Comley wetlands restoration plan has been approved.
2. The Board reviewed the proposed Marshall subdivision and advises the Planning Board that a building envelope should be delineated if wetlands are not going to be mapped.
3. Members participating in the annual easement monitoring walk on October 25 inspected the Hill, Varnum, Murray, Dunscombe, Humphries, Bicknell and Whiting Brook easements and found no issues.
4. A purchase and sale agreement has been drafted for the Piscataquog River project. Crooker made a motion to write a check for \$1000 as a deposit to secure the offer, to come from the Conservation Fund. Shuffleton seconded the motion. The deposit holds the proposed agreement contingent on the approval of the Board of Selectmen, after a Public Hearing on the proposal, and is also subject to raising sufficient funding for the project. All in favor.

In addition, the Board received bid proposals for the surveying of property that would be required for the Piscataquog River project. Gail Rochford of Smooth Sailing Surveying submitted a bid of \$8000. Sanford submitted a bid of \$8800. Mike Dahlberg Surveying submitted a bid of \$7500-\$8500, and agreed to walk the bounds and mark the boundaries with the landowner, and set monuments before coming to the Planning Board. Crooker made a motion to accept the estimate from Mike Dahlberg Surveying for services in surveying the property, and to authorize a 35% deposit of \$3000, to be taken from the Conservation Fund, to begin doing the work. Freese seconded the motion. All in favor.

Also, an appraisal will need to be done. The Board received a bid proposal from Scot Heath for \$2200 to do the property appraisal that would be required for the Piscataquog River project. Freese made a motion to accept the estimate from Scot Heath for appraisal services in surveying the property. Holmes seconded the motion. All in favor.

5. A big THANK YOU to Abigail Arnold and Chris Danforth for all of their volunteered work on the LCHIP application for the Chase property. Danforth donated his time and equipment to delineate wetlands and do a plot of the proposed Dinsmore Brook land protection project, finding that the estimated size is 79 acres, which is larger than expected. Arnold worked many hours to create the massive and detailed LCHIP application for the project. Also a big THANK YOU to Geri Bernstein who helped scan the application and its attachments onto multiple CDs/DVDs,

and to Chair Hardwick who was the driving force behind the application and worked on it more hours than can be counted.

The Board has received three quotes for the surveying that would be required for the Chase project if LCHIP funding is secured. Gail Rochford of Smooth Sailing Surveying submitted an original bid of \$16,000. In discussing the project with Hardwick, Rochford revised the bid to \$6000, and then offered a revised bid of \$3000 if in fact Harry Murray had surveyed the backland parts of the property previously, all the abutting properties have been surveyed, and that surveying information could suffice for the project's requirements. Sanford submitted a bid of \$8000. Mike Dahlberg Surveying submitted a bid of \$6500-\$7500. Hardwick will ask Dahlberg for a revised quote, as apparently what is involved is less than a full survey.

In addition, Linda Kunhardt went out and did a plant identification inventory on the property. Bill Nichols also inspected the property and did find that it is an extension of the Exemplary Natural Community of the nearby Shattuck Pond Town Forest, and is listed on the State's database.

6. The status of various other easement projects and protection opportunities was discussed

#### **New Business**

7. Federal grant money is available from the NRCS for the Chase land protection project because it reputedly lies within the Quabbin-to-Cardigan greenway. Hardwick will apply for a grant.
8. The Russell Foundation has inquired whether the Board could participate in a project to purchase an easement for Winrose Farm in Greenfield. 26 acres are in Frankestown. The Board discussed that it did not have sufficient funds at this time but strongly encouraged the project.
9. Crooker moved to adjourn at 10:15 p.m. Shuffleton seconded the motion. All in favor.

Respectfully Submitted,  
Bob Lindgren, Secretary