

**CONSERVATION COMMISSION
MINUTES
31 MARCH 2015**

Present: Commission members Ron Gehl (Chair), Curtis Richard, Charlie Berube, Bob Craycraft (Alternate), Recording Secretary Amy Smith.

Others Present: Selectman Greg Anthes, Videographer Corky Mork

At 7:05 pm Chair Gehl called the meeting to order and designated Mr. Craycraft to sit in as a voting member.

Wetlands Permit by Notification Application- Peter & Karen Spohn - Map 114 Lot 44 - 399 South Shore Road

Commission members reviewed a Wetlands Permit by Notification application for Peter & Karen Spohn for property located at 399 South Shore Road, Map 114 Lot 44. Chair Gehl noted the time period the Commission has to comment to the State has lapsed but there is no issue with the proposal.

Tax Deeded Properties

Selectman Greg Anthes passed out a memo dated 2 September 2014, written by Chair Gehl on behalf of the Commission to the Board of Selectmen, regarding the disposition of tax deeded properties. The memo was generated as a result of a request for the Commission's recommendation for the tax deeded properties. Mr. Anthes stated at his first Selectmen's meeting, 23 March 2015, he requested a hold on the sale of the properties until he had time to review them. Mr. Anthes noted he wanted to confirm the information contained in the 2 September 2014 memo regarding lots the Commission recommends the Town retain is still the recommendation of the Commission. Mr. Anthes stated he felt it is important that the Board of Selectmen listen to the recommendations of the Board and Commissions.

Commission members reviewed the lots on the memo.

Map 209 Lot 46

Commission members felt the Town should retain this parcel for conservation purposes. Commission members did not object to a modest expansion of the three existing camp lots on the property via a lot line adjustment.

Copple Crown Village District Lots

Commission members felt due to the size and terrain of these lots they should not be sold as individual lots. It was noted many of them are unbuildable. The Commission did not have a problem with the Selectmen selling the lots to abutters, provided the Town owned lots were merged with already developed lots. Mr. Anthes stated in addition to the terrain and size limitation of the lots, he did not think it would be right to flood the market in Copple Crown with

the Town owned lots as it would be detrimental to the current property owners in that area. Commission members agreed.

Map 210 Lot 40

Chair Gehl noted this lot was meant as ‘buffer’ land for the Cople Crown Development and should be left that way. It was also noted the lot is steep, has intermittent streams, and no road frontage.

Map 209 Lot 68

Chair Gehl noted this particular lot is unique as it preserves a right-of-way granted by the Town to owners of backland. Chair Gehl noted due to a platting error years ago the owners of the backland lost access to their property. Chair Gehl continued to state the Town granted them a right-of-way and selling it would be like the Town renegeing on the right of way.

Map 240 Lot 56

Commission members noted this is a tiny parcel that allows small boat and canoe access to Jones Pond. Commission members felt it should remain this way.

Commission members thanked Mr. Anthes for taking their input into consideration and also noted if he needed input on any other parcels to please let them know.

Status of Conservation Projects

Chair Gehl noted the closing on the Clarke property went smoothly. Chair Gehl also noted that it does not appear the Hammond project will happen at this time. Chair Gehl encouraged Commission members to keep their eyes and ears open for potential conservation land. Mr. Berube noted he has a rapport with a large land holder on Mt. Molly

Chair Gehl noted he has been asked to join the Moose Mountain Regional Greenways Board of Directors. Chair Gehl noted this will allow for a good flow of information between MMRG and the Commission but there may be times when he needs to recuse himself.

Chair Gehl asked Ms. Smith to check with the Finance Officer on the current balance in the Conservation Commission Fund.

Review of Minutes

Commission members reviewed the minutes of 18 December 2014. **Mr. Craycraft made a motion to approve the minutes of 18 December 2014 as printed. Mr. Berube seconded the motion. The motion was unanimously approved.**

Review of Mail

Commission members reviewed the mail.

Chair Gehl reminded members the Saving Special Places conference is being held on 11 April 2015 and encouraged members to attend if they are available.

At 8:11 pm Mr. Berube made a motion to adjourn. Mr. Richard seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Amy Smith
Recording Secretary