

NORTH HAMPTON CONSERVATION COMMISSION

Regular Business Meeting - May 8, 2007

1) ROLL CALL

Present when the public hearing was called to order at 7:10 p.m. was Chris Ganotis, Chairman, John Peterson, Treasurer, Lee Brooks, Brian Chevalier, Stan Knowles, and Alternate Lisa Wilson.

2) NEW BUSINESS

To consider the recommendations from NH Forever following the public hearing held by the Conservation Commission on the following:

The purchase of a) a conservation easement on 120+/- acres of land owned by Jane W. Robie at 83 Exeter Road and identified as North Hampton Tax Map 9, Lot 34, and Map 15, Lots 14 and 15; b) a fee simple purchase of two parcels, totaling 29+/- acres, south of Exeter Road, shown as Map 9, Lots 3 and 53; and c) a parcel totaling 11 +/- acres in the Town of Hampton, identified as Map 26, Lot 1 in Hampton. The combined cost of the entire 160+/- acres transaction is to be funded by North Hampton bond funds approved by Town Meeting vote in 2001. The Trust for Public Lands will serve in an intermediary capacity in this transaction.

A status report was provided by Chris. The purchase and sales agreement is in the final stage, the soil study is nearly complete to see if the soil will support building, and the appraisal has been completed. Copies of the reports will be distributed to the Commission members. Chris indicated that the Commission needs to consider easement language requesting public access for this property given the dollar amount of the purchase, and the disposition of the Hampton land.

After a motion, duly seconded, it was voted to enter into a purchase and sale agreement for a conservation easement and fee simple purchase as outlined in the May 8, 2007 public hearing notice. A provision will be added to the purchase and sales agreement to allow for public access. Mrs. Robie will designate that the land segment identified for her home parcel not be included for public access. Discussion and questions followed regarding the Hampton parcel. There was a consensus to allow keep the land in the Town of North Hampton's ownership.

After a motion, duly seconded, it was voted that, after completion of the purchase and sale agreement, soils study, and insertion of easement language, the Conservation Commission recommends that the Board of Selectmen complete the transaction.

3) CONSIDERATION OF MINUTES – April 17, 2007 Public Hearing and Regular Meeting minutes

- April 10, 2007

After a motion, duly seconded, it was voted to approve the minutes as presented.

- April 17, 2007 Pubic Hearing Minutes

NHCC 05-08-07

1

These minutes were approved by a majority vote of the Conservation Commission at the June 12, 2007 meeting.

After a motion, duly seconded, it was voted with John abstaining to approve the minutes as presented.

- April 17, 2007 Special Meeting Minutes

After a motion, duly seconded, it was voted with John abstaining to approve the minutes as presented.

4) **TREASURER'S REPORT** – April 2007

John reported that the bank statements have not been received. He is researching rates for the \$50,000 Certificate of Deposit. Discussion followed on the William Fowler account.

After a motion, duly seconded, it was voted with John abstaining, it was voted that the Treasurer be authorized to deposit \$30,000 from the William Fowler fund into the best possible short-term Certificate of Deposit rate.

5) **OTHER BUSINESS**

a) Boies Preserve encroachment

No action has been taken on the encroachment to date.

b) GFI Greystone Monitoring Fees

GFI has still not responded to the Commission's request for the monitoring donation. Discussion again included using the bond money held in escrow by the Planning Board.

c) Chris Kane Proposal

Chris K. identified five conservation easements, which need baseline documentation in order to satisfy IRS and other federal requirements. **After a motion, duly seconded**, it was voted to hire Chris Kane for \$5,000 to conduct baseline documentation on the two Garland properties, the Wolmar and Seavey Farms and the Cahill easement property. Chris Ganotis said the report would include new analog photography, annotated survey maps with boundary monuments and markings, natural and man made features, photo points, documented current state of property with prior existing and current improvements, data responses from NH Natural Heritage Bureau, NH Division of Historic Resources, NHDES, and three GIS maps. **After John amended the motion, and the second agreed**, it was voted that prior to using Capital Reserve #8 funds to pay Chris Kane for the project, Conservation Commission budget funds remaining by June 30, 2007 will be used first for payment.

d) Rob Pruyne is continuing to work on providing data to UNH for the GRANIT program.

e) Chris checked with Attorney Peter Saari who confirmed that the Lois Moore unrecorded easement pertains to all three parcels. Chris and Shirley will record the deed at the Registry.

f) Chris read the opinion letter from Attorney Michele Peckham regarding the Eaton Parcel, (Tax Map 009-001-011) opining that this easement was intended for conservation when the parcel was transferred to the Town. The May 7, 2007 draft letter by Chris to Mr.

Wojcicki was distributed. Michele will draft supporting documentation for recording of the corrected easement deed.

- g) A letter authored by Phil Wilson for the BOS signature to NOAA for application of a \$3.5 million funding request was distributed and reviewed.
- h) Members discussed the flooding problem in the Bass Beach area on Old Locke Road as a result of the April N'oreaster. They agreed that this is a continuous problem affecting public safety, however the abutting property owners have been unwilling to allow the installation of a culvert.
- i) The 57 Woodland Road conservation easement parcel has been recorded. **After a motion, duly seconded**, it was voted to authorize the purchase of a conservation sign for the property. The sign will depict it as the Buffington land.

7) CORRESPONDENCE

Members reviewed miscellaneous items of correspondence from UNH letter regarding the Conservation and Recreation plan survey sent to the area towns and the newsletter "The Source" from NHDES.

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Janet Perkins
Secretary