

At 7:00 pm, the following members met with the Board of Selectmen (BOS): Kristen Lamb, Susan Mooney, Cheryl Smith, Sam Demeritt, Raelene Shippee-Rice and Celia Abrams.

The BOS wished to discuss the Kennard easement expense estimate of 2013 from Bear-Paw Regional Greenways (B-P), a regional land trust, that would protect 34 acres at a total cost of \$12,500, or \$366.57 per acre, compared with the Bacon conservation easement in 2006 that protects 51 acres for a total expenditure of \$12,125, or \$235.71 per acre. B-P Stewardship Contribution Policy has increased from \$2000 for 26 to 99 acres in 2006 to \$5000 for the same acreage in 2013. Demeritt spoke to this increase and said that B-P had determined that the earlier Contribution Policy was not adequate to support annual easement monitoring in perpetuity. The Commission has received an estimate from RCCD to be the easement holder for the Kennard property but it is considerably above the B-P estimate. Demeritt will inquire if Southeast Land Trust of NH (SELT) would provide an estimate for this easement as well.

The BOS also wanted to discuss the possibility of directing some of the Land Use Change Tax (LUCT) revenue into the general fund by some formula based on past activity of the Fund. The BOS is considering putting forth another warrant article to cap the Conservation Fund yearly income. Mr. Carpenter proposed a formula based on average yearly monies spent out of the Fund over the Fund's history. Commission members spoke to the fact that only recently has the Fund been adequate to entertain bigger projects. A document prepared by Abrams was shared with the BOS omitting some of the eight names for confidentiality reasons. This information stated that there is a potential 377 acres for additional easement protection, that \$112,500.00 has been committed from the Fund for two of these projects, and that six other projects might cost as much as an additional \$1,100,000.00 for a total cost of \$1,212,500.00. And the Fund at this time, according to the Business Office, has \$381,532.22, about one-third of the total costs projected for these eight projects. It was also pointed out to the BOS that the town Conservation Fund should be robust enough in order to match grants for big projects. By using Fund money the Town does not need to vote to bond for these matching amounts and the conservation easement purchase will not increase town taxes.

The Commission retired to the Planning/Zoning office at 7:40 Demeritt opened the meeting at 7:45. Deb Kimball was present. Shippee-Rice sat for Noel Carlson. John Terninko, resident and owner of easement properties and potential easement properties, was also present.

A conservation fund spread sheet, titled "Current Use/ LUCT Fund Balance", received 9/9/13, provided by Dawn Wirkkala, Business Office secretary, was

discussed. The document noted each debit and credit from 6/23/05 when the Fund received LUCT monies for the first time, adding \$100,000 to the \$23,406.10 already in the Fund. Wirkkala asked that the Commission members review the document and provide information on certain line items for which she had questions. We were able to determine some but not all of the question marks. Accounting information as to what a particular debit or credit was for is not data that the Commission receives from the Business office. Abrams and Mooney will continue to research these items at a later time when they will go through the files to best match line items with projects.

Knowing the number of Current Use acres in Nottingham would provide a picture of potential conservation easement properties.

Mr. Terninko stated that he is applying for a Farm and Ranch Land Protection Program (FRPP) grant for property on the east side of Case Road. Of the 45-46 acres on that side, 30 acres are in a conservation easement with the Wetland Reserve Program (WRP). Most of the remaining 15 to 18 acres is open field. Properties must be at least 50% agricultural soils and 33% open land to qualify for FRPP. He intends to apply to WRP for the remaining 80 acres on the west side of Case Road. He received about \$130,000 from WRP for 30 acres a few years ago.

Mr. Terninko left the meeting at 8:25.

There was a discussion about the Planning Board (PB) vote on 8/14/2013 to require a through road on the Maple Ridge Open Space development. It was felt that a through road as recommended by the Fire and Police chiefs would severely reduce the conservation value of the open space area and would reduce the owner's chances of receiving a conservation easement from NRCS. The Commission decided that Demeritt write a letter to the PB asking that they reconsider the vote for a through road on this project. (* See below.)

The minutes of 8/12/13 were accepted as amended. The motion was made by Mooney, seconded by Shippee-Rice. There were five yeas and two abstentions.

The minutes of 9/3/13 were accepted as amended. The motion was made by Kimball, and seconded by Shippee-Rice. There were six yeas and one abstention.

There was a brief discussion that a map of conservation easement and town owned properties that provide public access be made available. Strafford Regional Planning would be a resource for such a project.

Correspondence: The Annual B-P Auction will be held at the American legion Hall in Epsom from 7 to 10 pm on November 2, 2013. Tickets are \$35 each and only 125 tickets will be sold. A safari in South Africa is one of the auction items.

Bear-Paw Report: Demeritt indicated that the Kayak Excursion event was cancelled. Casting on the Suncook was held and there was a good turnout. There will be a family hike and picnic October 19 or 28 off South Road in Deerfield. The Annual meeting will be held January 25 and a turtle rehab expert will be the main speaker.

LRWA: The Annual Meeting will be held on Friday, October 18 at the Lee Grange.

- It was decided that the Commission vote to ask the PB to reconsider the through road requirement for the Maple Ridge Open Space development project. The motion was made by Lamb, seconded by Smith, and the vote was unanimously in support, seven yeas.

The wording of the request is as follows: "The Conservation Commission requests a reconsideration of the PB's 8/14/13 vote to require a through road on the Falzone property, now called Maple Ridge Subdivision, because of the loss of conservation values. This property lies in one area of the Four Generals' Greenway extending to the Lee town line and additional conserved lands."

(During the crafting of the letter, Abrams and Kimball left the meeting at 9:10.)

A motion to adjourn was made by Mooney at 9:13. It was seconded by Smith and five votes were in agreement.

Respectfully submitted,

Susan P. Mooney, Secretary

These minutes were accepted as amended at the meeting held on November 18, 2013.