



Town of Sandown , NH

Conservation Commission

Date: February 23, 2012

Place: Sandown Town Hall

Members Present: Pam Merrill Solomon – Chair, Ed St. Pierre, Samantha Borbone, Brian Butler, Mark Traeger

Also Present: Recording Secretary - Andrea Cairns

Absent: Scott Burt

Selectmen Liaison: Mr. Steve Brown: Absent

Environmental Consultant: Mr. Gerry Miller, Certified Wetlands Scientist: Absent

Annual Fishing Derby Chair: Mrs. Heidi Chaput: Absent

Opening: Ms. Merrill Solomon opened the meeting at 7:03 p.m.

Ms. Merrill Solomon noted that Ms. Chaput could attend the meeting to discuss the fishing derby, but would like to be put on the agenda for the next meeting.

Approval of Minutes

MOTION: Mr. St. Pierre made a motion to accept the 2/9/12 minutes as written. Mr. Traeger seconded the motion. Members voted in the affirmative. Ms. Borbone abstained. The motion passed.

MOTION: Mr. St. Pierre made a motion to accept the 2/9/12 Non-Public minutes as written. Mr. Traeger seconded the motion. Members voted in the affirmative. Ms. Borbone abstained. The motion passed.

Updates

Ms. Merrill Solomon spoke with Mr. Moreno about the forest thinning project. Mr. Moreno noted they would not be able to do this project this year due to the weather. Mr. Moreno hoped they could start the process in early fall so the contractor would be ready to go as soon as the ground was frozen.

Mr. Butler joined the meeting.

Fishing Derby

Ms. Merrill Solomon noted that they received donations for the event. She wrote a letter to the Selectman to inform them of the date and would contact Ms. Blaisdell to get on the Selectman's agenda. She will speak with Ms. Chaput about insurance before that meeting.

Easements - Fremont Road Town Forest with Phil Auger

Mr. Auger explained that 3-4 years ago a conservation easement was placed on the original 41 acres of the town forest. Since that time, two additional parcels were acquired that were not added to the easement. Those parcels would need to be included into the original easement.

Mr. Butler asked Mr. Auger if the Minton property was also covered by the same easement, Mr. Auger confirmed that it was.

Mr. Auger explained that to change any of the terms on the easement it would add significant delay, added costs and would need to go through an Attorney General review.

Mr. St. Pierre noted now that the property is much larger, he would like the option to put in another parking area.

Mr. Traeger noted for Mr. Auger that they would be doing a cut and the current plan was to create a landing zone off Odell Road. Mr. Butler noted that area could not be seen from the road and would be considered an unofficial parking area.

Mr. Auger noted that the easement allows for two parking areas. If another parking lot off a main road was needed, they could eliminate the small area, replant it and build another one somewhere else.

Mr. Traeger and Mr. Butler noted they did not feel another parking area was needed.

Mr. St. Pierre felt it was important reserve the rights for future generations to build a third parking area, noting in 25 or 50 years, the town population may be large enough to require additional parking. He also noted he would like to see a parking area on the Minton property. Mr. Auger noted that would likely meet a lot of resistance from the Land Trust.

Other members felt it was already an unofficial area to park, especially for events, and didn't feel it needed to be made into an official parking area.

Ms. Merrill Solomon asked if it would be ok to expand the main parking lot. Mr. Auger noted that they were not limited on the square footage of the parking area. The easement only states that parking areas need to be of reasonable size.

Mr. St. Pierre noted that they could chose to do nothing with the new properties and complete the easement 5-10 years from now.

Mr. Traeger noted that in a warrant article, the town voted to put those properties into an easement and the Commission hasn't done that yet.

MOTION: Mr. Traeger made a motion to allot \$1,000 to be paid to the Southeast Land Trust to amend the current easement to include the Quarenta and Samoset properties. Mr. Butler seconded the motion.

Ms. Borbone asked for clarification on the issue. Mr. Traeger and Mr. Butler gave Ms. Borbone a history of the property and clarified the definition of an easement.

Members voted in the affirmative. Mr. St. Pierre opposed. Ms. Borbone abstained. The motion passed.

Mr. Auger suggested that members read the document, focusing on the Use Limitations and Reserve Rights sections.

Ms. Merrill Solomon asked Mr. Auger what the next steps were. Mr. Auger noted they would revise the language and suggested that Sandown Town Council review the final document.

Mr. Butler suggested informing the Selectman.

Wells Village Road Forest

Mr. Auger noted that the Commission would need to do the restoration work themselves, and then bill NRCS and they would pay 100% of the cost.

Mr. Auger will follow up with NRCS about the restoration plan to see what the status is.

Members discussed the forestry management plan for that property noting that it was completed within the last 20 years.

Mr. Auger left the meeting.

Fremont Road Town Forest- Outstanding Projects

Mr. Traeger noted the brochure needed to be completed. Most of the text was written, but he did not have the correct mileage for the purple trail. Mr. Butler suggested using a wheel to map it out.

Ms. Merrill Solomon suggested that Mr. Traeger email the text for members to review and they would discuss the brochure at the next meeting.

Members discussed creating a wetlands crossing on the blue trail and agreed to delay the project until the forest thinning happens.

Ms. Merrill Solomon suggested ongoing trail maintenance noting that the trails had a lot of debris that needed to be addressed. Members discussed asking other groups and the public to help out. Ms. Merrill Solomon suggested scheduling a multi-day event and publicizing it.

Mr. Butler suggested asking boy scouts, girl scouts, geocachers or church groups to assist. Each group could take a different weekend.

Ms. Borbone volunteered to organize the trail maintenance days.

Members agreed that someone from the Commission would need to oversee the projects and suggested mid- to late-March for the first one.

Ms. Borbone would start networking and put out a press release.

Mr. Butler suggesting providing water, energy bars or coffee to participants.

Conservation Easement for Twitchell's Way

Ms. Merrill Solomon noted the Commission received a letter from the Planning Board making them aware of the easement on Ernie Brown's property noting that the Sandown Conservation Commission was named as the entity to monitor the site.

Mr. Traeger gave members a history of the property and explained the easement.

Mr. Butler asked what kind of metes and bounds were on the property. Mr. Traeger did not know, but suggested that the Commission walk the property.

Mr. Butler asked if the Planning Board had a sample of the language that would appear on the individual deeds. Mr. Traeger noted they did not, but would obtain a copy.

Mr. St. Pierre questioned what kind of authority the Commission had to act on a violation. Mr. Traeger noted they would need to consult the town lawyers.

Members discussed the appropriate kind of markers to use on the boundaries. Mr. Butler suggested using disks. Ms. Merrill Solomon felt the Commission should not be responsible for marking the property. It should be the responsibility of Mr. Brown.

Ms. Merrill Solomon also questioned whether the Planning Board required that an affidavit be sent back proving that the easement was explained to the homeowner.

Members agreed to further discuss at the next meeting.

Community Garden

Ms. Merrill Solomon noted that she spoke with Mr. Burt and he was not sure if he would be able to stay on as Chair of the community garden. Mr. Butler volunteered to help get the garden started for the season. He obtained a copy of the application and will review it.

Mr. Butler spoke with Mr. Hall and he will plow the garden in the spring.

New Business

There was no new business to discuss.

Old Business

Mr. Traeger noted the \$14,000 from current use was deposited. He still had the two smaller checks and would follow up with the assessor for clarification.

Non-Public Meeting

MOTION: Mr. Butler made a motion to go into a Non-Public Meeting according to RSA: 91: A: 3 II d. Mr. Traeger seconded the motion. Members voted in the affirmative. The motion passed.

Members came out of the Non- Public Meeting and stated that they sealed the Non-Public Minutes.

Roll Call: Ms. Merrill Solomon, Mr. St. Pierre, Ms. Borbone, Mr. Butler, Mr. Traeger

MOTION: Mr. Butler made a motion to adjourn. Mr. St. Pierre seconded the motion. Members voted in the affirmative. The motion passed. MEETING ADJOURNED at 9:06 p.m.

Respectfully submitted,



Andrea Cairns, Recording Secretary