



Town of Sandown , NH

Conservation Commission

June 28, 2012

Date: June 28, 2012

Place: Sandown Town Hall

Members Present: Pam Merrill Solomon-Chair, Brian Butler, Mark Traeger, Paul Carey

Absent: Samantha Borbone, Scott Burt

Selectmen Liaison: Mr. Hans Nicolaisen: Present

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

Annual Fishing Derby Chair: Mrs. Heidi Chaput: Absent

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

Approval of 5/31/12 Minutes

L35 change to Hevesh throughout

MOTION: Mr. Traeger made a motion to accept the 5/31/12 minutes as amended. Mr. Carey seconded the motion. Members voted unanimously in favor. The motion passed.

Approval of 5/31/12 Non-Public Minutes

L24 Put in Keith throughout when discussing Britton

MOTION: Mr. Traeger made a motion to accept the 5/31/12 non-public minutes as amended. Mr. Carey seconded the motion. Members voted unanimously in favor. The motion passed.

Invoices

Ms. Merrill Solomon noted that she submitted seven items to be paid and deposited and some of them were misplaced. Ms. Buckley emailed Ms. Merrill Solomon and noted that she needed a signature form submitted for any invoices to be paid. Ms. Merrill Solomon noted that a motion was made to pay the invoices and she submitted copies of the minutes containing those motions with the invoices which are what they usually did. In the interim, Ms. Ford paid the police detail invoice for the fishing derby. Ms. Merrill Solomon will resubmit the missing invoices with signature forms.

Mr. Butler asked Mr. Nicolaisen if there was a new procedure put in place. Mr. Nicolaisen noted that for Recreation they always gained signatures for any invoice to be paid. Mr. Butler noted for an item that fell under the budget, the Chairman was able to sign for those invoices and submit them along with the minutes containing a motion to approve the expenditure.

Ms. Merrill Solomon noted that they voted to appropriate funds out of the education and awareness budget line item for the fish and police detail. She noted that they had no money left in that line item and asked how to proceed.

MOTION: Mr. Carey made a motion to submit the invoices under the correct line item. Mr. Butler seconded that motion.

Discussion: Mr. Nicolaisen noted that it would be appropriate to do that so the budget committee knows for the next budget where they needed to increase funds.

All members voted in favor. The motion passed.

Ms. Merrill Solomon noted they received an invoice from the attorney regarding research, and emails Mr. Traeger had them do in regards to the Drowne's. She noted it would come out of the conservation fund.

Bette Judkins Ayer Conservation Easement

Mr. Traeger noted the Southeast Land Trust is having their lawyers review the final document so he did not have the document for the commission to sign that evening.

7:20 – Public Hearing Pursuant to RSA 36A:5 regarding acquisition of a property

No public was in attendance.

Ms. Merrill Solomon noted that the Conservation Commission entered into an agreement to purchase 18 acres on Cranberry Meadow Road for a price of \$18,000.

Mr. Carey noted that the Commission had been pursuing the property for over five years. It abuts town owned properties.

Mr. Traeger noted that the next step would be to go before the Board of Selectmen and obtain a letter from them authorizing the Commission to sign the purchase and sales.

MOTION: Mr. Carey made a motion for Mr. Butler to sign the purchase and sales agreement. Mr. Traeger seconded the motion. Members voted in the affirmative. Mr. Butler abstained. The motion passed.

Mr. Butler will meet with the Selectmen to inform them of the purchase and the results of the public hearing and then set a date for the closing.

Mr. Carey asked if they would need to appropriate funds for the closing. Mr. Traeger noted they would need to call Cathy once the final closing date is determined and she would be able to give them the exact amount.

MOTION: Mr. Butler made a motion to appropriate funds for the closing costs not to exceed \$700 out of the conservation fund. Mr. Carey seconded the motion. Members voted unanimously in favor. The motion passed.

Old Business

Trail Map

Ms. Merrill Solomon contacted Hampstead Print and Copy regarding the printing of the brochures. They gave her an estimate for an 8.5x11, 2-sided, color, trifold brochure, on cover stock it would cost \$211.40 (100 copies), \$273.60 (200 copies), \$335.80 (300 copies). There would be a \$25 one-time set-up fee. She noted the salesperson was going to ask the owner, who lives in Sandown, if he would give them a discount on printing. Ms. Merrill Solomon suggested they could put "donated by Hampstead Print & Copy" on the back of the brochure. She should hear back soon. Mr. Carey feels that it would be appropriate to put their name on the back if they printed the brochures for free.

Mr. Traeger emailed his contact and asked if they would print the brochure for free. Mr. Butler suggested giving them a little bit of money towards the cost, possibly purchasing additional copies. If they weren't able to print them for free, Ms. Merrill Solomon suggested telling them they have a budget of \$250 and see how many they could print for that cost.

Mr. Nicolaisen suggested that when a motion was made to appropriate funds, that Ms. Merrill Solomon send around an approval sheet that night so it was taken care of and when she received the invoice she could just process it. Mr. Butler noted they have never had to gain signatures for budget items before. Mr. Nicolaisen noted he would find out if there was a policy change.

Public Hearing Continued

MOTION: Mr. Butler made a motion to close the public hearing. Mr. Carey seconded the motion. Members voted unanimously in favor. The motion passed. The hearing was closed at 7:34 p.m.

New Business

Mr. Butler recommended that the commission make Mr. Nicolaisen a voting member. He noted he has been impressed with Mr. Nicolaisen's dedication in coming to the meetings.

Ms. Merrill Solomon did speak with the NH Government Center. They noted that the Commission would need to go to the Selectmen to have them approve it.

Mr. Carey thought that in March of every year, the new Board of Selectman could decide then if they are going to be a liaison or Ex-Officio.

Mr. Nicolaisen noted he would put it in the agenda for the next Selectmen's meeting to discuss.

MOTION: Mr. Carey made a motion to send a letter from the Conservation Commission to the Board of Selectman stating their approval for the Selectmen to change Mr. Nicolaisen's status from liaison to Ex-Officio. Mr. Butler seconded the motion. Members voted unanimously in favor. The motion passed.

Mr. Traeger noted he ordered brochures from the Cooperative Extension with information on Streams, Vernal Pools, Shorelines and Wetlands. He will bring them to the library and put some by the Town Clerk's office.

Mr. Traeger noted the vacant lot next to the Red Barn sold. He noted they were putting in a driveway in the area where a vernal pool exists and they may have a violation since there needed to be a 75' setback around a vernal pool. He was not sure if the vernal pool was affected and will speak with the new owners to find out.

Mr. Butler suggested having Mr. Miller do some survey work on the Vokey and Sandown/Wilson properties. He noted they did not have official surveys for either of the properties. He suggested having Mr. Miller do some research on both properties. Ms. Merrill Solomon asked if they would do a plot plan for the Vokey property once papers were passed. Mr. Miller noted that would be a phase two project.

Mr. Miller noted there was no description of the parcel and he would try and locate the property bounds. Mr. Miller has been in contact with Mr. Wilson and received a history of the property as well as Mr. Wilson's relationship with Mr. Dingman, his former partner and the town. He noted they would need Mr. Wilson's permission if he were to go out and mark trees.

Mr. Carey gave his recollection of Mr. Wilson's relationship with Mr. Dingman and the history of what happened when the town purchased the land.

Mr. Miller feels that Mr. Wilson would be happy to have the commission do a survey of the property since the property bounds on the existing partial plan are incorrect.

MOTION: Mr. Butler made a motion for Mr. Miller to proceed with the initial research on the two properties, not to exceed \$800 out of his line item on the budget. Mr. Carey seconded the motion.

Discussion: Ms. Merrill Solomon asked how much it would be for a recordable survey for the two parcels. Mr. Miller noted it would be approximately \$15-20,000.

Mr. Carey feels the initial research is a must, but felt the funds should come out of the conservation fund. Mr. Butler noted that all the work Mr. Miller has done for them in the past has come out of his line item on the budget. Ms. Merrill Solomon noted that they have \$2,400 in the budget.

All members voted unanimously in favor. The motion passed.

Mr. Carey asked if Mr. Wilson would like anything else from the Commission. Mr. Miller noted he would like a copy

of the survey, but was not willing to contribute money towards it. Mr. Butler noted he had no issue giving him a copy since it would be public record.

Mr. Carey noted he would like to authorize Mr. Miller to continue dialogue with Mr. Wilson.

Mr. Miller noted that part of the original agreement between Mr. Wilson and Mr. Dingman was that he would be able to cut wood on the property. Mr. Butler asked why they weren't asked for permission since they are partial owners of the property and noted he would like to see the original agreement. Mr. Nicolaisen noted it would likely be on the deed to the property. Mr. Miller noted it did not need to be on the deed. Mr. Miller will research if there is any formal written agreement. On the purchase and sales agreement from the town, it was a condition that the town would honor all former agreements on the property. Mr. Miller noted that Mr. Wilson is the premier authority on land rights and likely would not be doing anything on his property he wasn't supposed to be doing.

Mr. Miller would convey to Mr. Wilson that the commission wants to be a good partner with him and will have the survey done at no cost to him. Mr. Miller will come back to the next meeting with the results of his research.

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. Carey 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. Butler, Mr. Traeger, Mr. Carey, Mr. Nicolaisen

MOTION: Mr. Butler made a motion to adjourn. Mr. Traeger seconded the motion. All members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:30 p.m.