

1                                   **Sandown Conservation Commission**  
2   **Minutes**  
3   **October 9, 2014**

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5   **Date:** October 9, 2014

6   **Place:** Sandown Town Hall

7   **Members Present:** Paul Carey – Chair, Brian Butler, Pam Gaudreau, Kevin Major,  
8   Andrea Cairns

9   **Members Absent:** Mark Traeger

10   **Selectmen’s Liaison:** Mr. Jim Devine: Present

11   **Environmental Consultant:** Mr. Gerry Miller: Present

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13   **Opening:** Mr. Carey opened the meeting at 7:08 p.m.

14  
15   **Review of the 9/25/14 Minutes**

16   L58 change to “conservation makes the sign available”

17   L86 change “at” to “by”

18  
19   **MOTION:** Mr. Major made a motion to accept the 9/25/14 minutes as amended. Ms.  
20   Gaudreau seconded the motion. All members voted in favor. The motion passed.

21  
22   **Neil McCarthy – Promised Land Survey**

23   Mr. Carey recapped the issues for Mr. McCarthy noting that the board thought there were  
24   granite bounds that had been paid for already but hadn’t been set, but noted they have  
25   since clarified that they had not been paid for.

26  
27   Mr. McCarthy noted that some corners had been set and the NRCS perimeter had been  
28   flagged. There were still some interior corners to be set and the interior town parcel  
29   boundaries had not been flagged yet.

30  
31   Mr. McCarthy noted that he met with Mr. Traeger and they discussed the seven areas that  
32   Conservation had originally earmarked for granite bounds. Two of those locations were  
33   along the road where a rock wall existed and were already marked with holes drilled into  
34   boulders. He and Mr. Traeger felt they didn’t need to disturb that by putting in granite  
35   bounds. They discussed swapping those two granite monuments to mark two interior  
36   points of lot 11-13 that are marked on the plans as “to be set” They are going to replace  
37   the rebars for those that are already set on the corners of lots 12-8 and 12-9. So there  
38   would only be six granite bounds required.

39  
40   Mr. Miller noted that they would need to request permission from the Drownes in order  
41   to replace their monuments with the granite ones.

42  
43   Mr. McCarthy noted they marked the monuments for the lots that NRCS was taking an  
44   easement on and partially marked out the lots for the Drownes. What they didn’t do was  
45   mark the corners for the lot that was taken out for the conservation commission. Some of

46 what they marked for the Drownes was rebar and those are what they want to replace. He  
47 will contact the Drownes to get permission to replace those markers.

48

49 Mr. Miller noted they still needed to flag the property lines of the town-owned parcel.

50 Mr. McCarthy agreed that work still needed to be done. The flagging is part of the  
51 original agreement. The granite bounds are a separate project.

52

53 Mr. Major suggested they also mark the two corners of the recreation parcel 7-17-18. Mr.  
54 McCarthy noted that one of the corners is clearly marked with a large stone and a ring of  
55 stones on top of it. The other corner is marked with rebar and a cap. So both corners are  
56 already clearly marked.

57

58 **MOTION:** Mr. Butler made a motion to hire Promised Land Survey to set six granite  
59 bounds at \$200 each for a total of \$1,200 to be paid out of the Conservation Fund. Mr.  
60 McCarthy will contact the Drownes to replace their markers. Ms. Gaudreau seconded the  
61 motion.

62

63 *Discussion:* Mr. McCarthy noted that one of the bounds marked was one that they owed  
64 the town, so that brings the total to five additional granite monuments for a total of  
65 \$1,000.

66

67 Mr. Butler amended his motion. Ms. Gaudreau seconded the amended motion. All  
68 members voted in favor. The motion passed.

69

70 Mr. Butler questioned whether they should stay with just flagging the property lines or go  
71 with blazing the property lines.

72

73 Mr. McCarthy explained when they hang flags along property lines, they try and hit the  
74 closest tree to the property line, but its plus or minus the closest thing they can find and  
75 may not be exactly on the line. They try and stay within an arms length of the property  
76 line.

77

78 Mr. Miller noted that it really comes down to how accurately you want the property lines  
79 marked. He could set pins on the line which would be the most accurate way.

80

81 Mr. Butler questioned if blazing was more accurate than flagging the lines. Mr. McCarthy  
82 noted they use the same rule of finding the closest tree to the property line, so the  
83 accuracy is the same. He noted that for blazing, they actually cut marks into the tree and  
84 paint them, so it is more permanent.

85

86 Mr. McCarthy noted he tried to come up with a reasonable amount of additional time to  
87 blaze the property lines vs. flagging them. He had to add in a bit more time for the cutting  
88 and painting. He was only going to blaze/flag the interior lines. The entire perimeter has  
89 already been flagged for NRCS.

90

91 Mr. Carey noted their funding source has been cut drastically so he felt they should try  
92 and save money and didn't feel it was necessary to have them blazed.

93

94 Mr. Butler felt it was important to have the interior lines blazed and didn't feel they  
95 needed to do the entire perimeter.

96

97 **MOTION:** Mr. Butler made a motion to have Promised Land Survey blaze the interior  
98 lines of lot 11-13 for a total cost of \$500 to be paid out of the Conservation Fund. Ms.  
99 Gaudreau seconded the motion. Members voted in favor. Mr. Carey opposed. The motion  
100 passed.

101

102 Mr. Carey explained that a property line between the 10-acre parcel and the 83 acre  
103 parcel had been removed when it wasn't supposed to be. He asked if Mr. McCarthy  
104 would be willing to correct that drawing and indicate the granite bounds vs. the pins and  
105 get that recorded. Mr. McCarthy agreed to submit that drawing as a gesture of goodwill.

106

107 Mr. McCarthy noted he would add a note on the plan that stated that the lot line was  
108 erroneously removed and reference the old plan number so there is a paper trail.

109

110 Mr. McCarthy agreed that they would meet the October 31<sup>st</sup> deadline. He would likely go  
111 out there on Monday the 13<sup>th</sup>.

112

113 The board thanked Mr. McCarthy for his time coming in and felt it was worth having a  
114 face-to-face discussion to clarify all the issues.

115

116 Ms. Cairns noted that the deed for the property stated 93 acres and not 83 acres. Mr.  
117 Miller noted they would need to have a new deed drawn up to clarify that and it should be  
118 recorded with the new plans. Ms. Cairns would follow-up with the company that created  
119 the deed.

120

#### 121 **Discussion Regarding the Environmental Consultant**

122 Mr. Carey suggested they have the consultant attend one meeting per month and establish  
123 that as the permit meeting. They could have him come in twice a month when needed.

124

125 Mr. Butler didn't have an issue with the mileage compensation but questioned the \$90  
126 rate. He suggested offering him \$80 per hour. They are the ones responsible for the  
127 town's funds and they should try and get the best rate they could.

128

129 Mr. Miller suggested coming up with a flat fee per meeting plus the mileage and then  
130 give him the \$90/hour for any reports and reviews he does for an applicant. He also  
131 suggested that any work the commission requests on their behalf would be at the  
132 \$90/hour rate. He suggested keeping the meeting to \$150 flat fee.

133

134 Mr. Major noted that based on Mr. Miller's numbers that would allow him to come to 18  
135 meetings and do 30 hours of work. That would put his time right at \$5,400 which is what  
136 they proposed in the budget.

137

138 Mr. Miller noted they should ask him for an estimate for any additional work he would be  
139 doing for the commission.

140

141 **MOTION:** Mr. Major made a motion to offer Mr. Gilday a flat fee per meeting of  
142 \$170/meeting including mileage and \$90/hour for any additional work beyond that  
143 including consulting work on applications. Mr. Butler seconded the motion.

144

145 *Discussion:* Members noted that if the budget doesn't go through then they could adjust  
146 how many meetings he attends.

147

148 Members voted in favor. Mr. Carey abstained. The motion passed.

149

150 Members discussed having a November 6<sup>th</sup> start date so that he could overlap with Mr.  
151 Miller.

152

153 **Old Business**

154 Mr. Major noted that when they were prepping the town forest for the spooky walk, they  
155 broke in a new small section of trail that would allow them to make a loop instead of  
156 backtracking. He added that they spoke to the fire chief who said they didn't need a  
157 permit for the fire, just needed his permission, which they received.

158

159 **MOTION:** Mr. Butler made a motion to adjourn. Mr. Major seconded the motion.  
160 Members voted unanimously in favor. The motion passed. Meeting adjourned at 8:40  
161 p.m.

162

163 Respectfully Submitted,



164

165 Andrea Cairns