

Candia Conservation Commission

Approved

Meeting Minutes – February 19, 2008

Present: Chair Ed Fowler, J. Miele, E. Kruse, E. Davidson, D. Levesque, D. Lewis, S. Wilderman, T. Giffen and guest Amanda Soares, Jon Godfrey, Peter Menard and Jeannie Menard from Parade Properties.

The regular meeting was called to order at 7:02 p.m.

Minutes from the previous meeting were reviewed with the following changes: Fourth paragraph, third sentence add the word proposed before ordinance. Fourth paragraph, fourth sentence should read: reaches of the river. Fourth paragraph, fourth to last sentence should read: pursue application of the ordinance. Fourth paragraph, second to last sentence should read: recommended they be increased. In the seventh paragraph, first sentence should read D. Snow discussed his conversation with Mr. Larry Twitchell and noted his concerns regarding expenditures from the conservation fund. On page two, fifth paragraph should read: a conservation buyer interested. A motion was made by E. Kruse to accept the minutes as amended and seconded by T. Giffen. Motion carried.

Under Wetlands Permit Applications a letter of deficiency from DES was read regarding activity on Palmer Road where landscaping was being done without a permit. DES has requested the Levesques to respond by March 15 2008.

Land Use/Wetlands/Enforcement Issues Planning Board per D. Lewis, the Crowley Lot Subdivision has changed from a 10 lot subdivision to a 12-lot. The applicant will return to the planning board on March 3.

Under Correspondence, Ed Fowler noted a letter from The Source and made it available to read. S. Wilderman had an opportunity to briefly describe what non-point source pollution was. Ed Fowler received a phone call from N.E. Recycling Council which has received a USDA grant to conduct a manure management workshop. This workshop will be held in several locations with one being held at Griffinbrook Tack Shop in Candia, possibly the 3rd week in May. A meeting will be held at the Local Government Center on Land Use Clerk Works – Building a Solid Foundation, on March 24. Also, there will be another workshop entitled: Urban and Community Tree Workshop held at the Urban Forestry Center in Portsmouth on March 4 and at the Town Hall in Chester, NH on March 11. A quarterly publication of NH Lakes Association was made available to read. A registration form for the 9th Biennial River Management Society Symposium held in Portland, Maine from May 12 – May 15 was made available. A memo was received regarding the town's new Finance Director, Beth St. Pierre who begins work February 25. E. Fowler also read a memo from Andria regarding a letter from Southern NH Planning Commission regarding a source water protection plan in Candia. Also, an e-mail from Mike Kappler (NH State Representative from Raymond) forwarded from D. Snow was read regarding an invitation for February 20 at 7:00 p.m. regarding the dangers to aquifers and wells from the possibility of upcoming blasting in Raymond.

Budget Update/Approval of Outstanding Payments/Invoices, Ed Fowler noted he approved the invoice for the printing of the Boy Scout packet flyer. He also noted that as of the end of January the Conservation Commission fund has a balance of \$ 823,710 with approximately \$ 350,000 encumbered.

Conservation Commission Website, E. Kruse will e-mail members information regarding the Land Use Change Tax Warrant Article to review and be posted as soon as possible on the conservation website.

Lamprey River Watershed – There was nothing new to report.

Conservation Land/Easement Acquisition Status, Ed Fowler received information on the Sanborn Easement from Bart Mayer regarding the title search and title insurance. This information has been submitted to Rockingham County Conservation District and is now awaiting word from the Natural Resources Conservation Service to be finalized. Also, Ed Fowler spoke to Carol Sieminski regarding the need for timber assessment on her property for a proper appraisal. Charlie Moreno would be willing to do the work.

Under Bear-Paw Status Report, E. Kruse reviewed details from the annual meeting. Chris Schadler was a guest speaker at the event. E. Kruse suggested hosting an informational/educational evening with Ms. Schadler. Ed Fowler suggested contacting the local surrounding conservation commissions to see if there would be an interest for this event.

Forest Management Activities, Per E. Fowler, Charlie Moreno is looking for a logger for the Flint Road Property.

Under Commission Properties Access Planning and Requests, there was nothing new to report.

Open Space Subcommittee, S. Wilderman made changes to Town-Owned Property flyer to be inserted in the Boy Scout packets. Minor changes were discussed.

Management Plans for Town Land, there was nothing new to report.

Under Warrant Articles, E. Kruse asked to what extent can we advocate our position on Warrant Article 33. Commission members discussed the issue.

Jon Godfrey and Peter Menard were introduced as guests. Mr. Godfrey and his wife are interested in purchasing the Sander property on North Road and placing approximately 40-50 acres in to a conservation easement, reserving a lot for another house. Mr. Godfrey questioned the possibility of funding from the Conservation Commission. Ed Fowler noted that the Commission does have funds available. Before the commission knows what the development rights are, Ed suggested having an appraisal on the property for an accurate value of the development rights.

Ed Fowler noted that Mr. Godfrey would like help with the appraisal. Mr. Godfrey is unwilling to go forward with the appraisal due to concerns of possible unforeseen circumstances with the trust. D. Lewis noted that we would be assisting the appraisal on speculation unless Mr. Godfrey was going to be the owner. E. Fowler noted that there is another couple in town who is interested in the property.

Mrs. Menard asked whether the Conservation Commission would need the entire \$ 3,600 appraisal to determine the value of the property. Ed Fowler noted that a non-yellow book appraiser could save money however there could be a wide discrepancy between a qualified land conservation appraiser and someone who is not familiar. Mr. Godfrey noted that the Sanders have already had the land appraised by a qualified land conservation appraiser. Ed Fowler noted that the appraisal was done with different scenarios and did

not consider the property without development. Mrs. Menard will contact the trust to see if they will reinvest in a new appraisal. Ed Fowler noted the obligation is of the land owner to pay for the appraisal for tax benefits. E. Kruse noted that Phil Auger of the UNH Cooperative Extension could help negotiate an easement.

The Proposed Riparian Buffer Ordinance was discussed. Ed Fowler suggested modifying the second paragraph on page 26, deleting the words “no mechanized logging.” E. Kruse suggested having Jack (Munn) review this wording.

A motion was made to adjourn the meeting by T. Giffen and seconded by E. Kruse. Motion carried. The meeting adjourned at 9:01.

Minutes respectfully submitted by Charlene Harris.