

**Candia Conservation Commission**  
Approved  
Meeting Minutes – February 17, 2009

Present: Chair Ed Fowler, Tom Giffen, Dennis Lewis, Judi Lindsey, Richard Snow, Ellie Davidson, Richard Weeks, Debra Levesque, Joe Miele and guests, Ben Lewis, Dan Kern, and Phil Auger.

Regular meeting was called to order at 7:00 p.m.

The meeting opened with guest Ben Lewis who presented his written plan of creating a parking area for the Deerfield Road Town Forest as his Eagle Scout project. The driveway would be 100' long by 20' wide with a 60' square parking area large enough to hold 12 cars. A 24" concrete culvert crossing the driveway is planned to accommodate runoff water. The size of this project is based on the existing log landing. Next action required for this project is a driveway permit and, because there's an easement on this property, permission from Bear-Paw may be required if there is a variation to the reserved right spelled out in the easement. It was suggested that it might take less space and fit into the easement better if the size of the car lot was reduced. Members thanked Ben for his hard work and expressed appreciation for his plan to enhance the town by making the trails and forest accessible to everyone.

Guests Dan Kern and Phil Auger from Bear-Paw presented the draft conservation easement language for the Sander property. Bear-Paw has signed a contract with Jim Franklin to do the surveying. They distributed an aerial map of the property that shows a restricted area of approximately 7 acres, which includes the house and a pond. This lot would be attached to the conservation area with a deed restriction and cannot be subdivided. The deed restriction refers to the restricted house lot area but there is also a reserved right for a house that does not show on the map because the lot is not created until the landowner decides to subdivide. Only the current and next landowners reserve this right. If not executed by either party, the right expires.

The town of Candia is listed as the Executory Interest Holder. The Sanders have reviewed and approve the easement language thus far.

The CCC continued to review each section. Much of the language is "boiler plate" and requires more work, which has to wait until the completion of the survey. A number of suggestions were given including adding the word "hunting" as a recreational activity and simplifying the legalese language in some sections. Once the suggested revisions/corrections have been made, Dan Kern will send a revised copy. A tentative date of March 31 has been set for the Public Hearing.

### **Regular Business**

**Minutes of January 20** were reviewed. A motion was made by Dennis Lewis to accept the minutes as read and seconded by Judi Lindsey. All were in favor. Motion carried.

**Wetlands Permit Applications** – Ed Fowler reported that the DES has accepted a Minimum Wetland Impact Expedited Permit Application for the Fieldstone Lane property owned by David and Gwen Paprocki as "administratively complete".

**Land Use, Wetlands, Enforcement Issues, Planning Board** – Judi Lindsey reported that Jack Munn attended the last Planning Board meeting and discussed impact fees on solid waste and traffic. Also discussed was the Harbor Street bond issue. The planning board stated that Harbor Street has to put up the bond for the road before anything can be built. The Old Candia Rd / Brown Rd five lot subdivision was also discussed and the fact that the lot includes a large portion of wetlands.

The Planning Board meeting on February 18, 2009 is a joint CTAP Road Map Planning Workshop with Jack Munn from the SNHPC, Board of Selectmen, ZBA, and Conservation Commission. There will be a discussion with what the Town would like to do for projects and the grant money available. In addition, discussion is planned on the Piscataqua Region Environmental Planning Assessment recently completed for the NH Estuaries Project review assessment. This is an in depth study of what Candia is lacking for protection of our land. Some of the things that need to be done are the completion of a natural resource inventory, prime wetlands designation, develop something for low impact development, source water protection, and steep slope protection.

**Correspondence** – Ed Fowler reported on the following:

- UNH Extension and the SPNHF are holding the 2009 Saving Special Places Conference at Gilford High School on April 4, 2009.
- Southeast Land Trust has two upcoming events: a snowshoe hike in Newfields and Exeter on February 28 from 9-11 and a Great Bog Walkabout in Portsmouth on April 18.
- The latest issue of The Source newsletter.
- Coastal Conservation Association of NH is hosting a fundraising dinner on March 28.
- Peter Knight from the Stanhope Group appraisal services sent a letter of introduction.
- A thank you letter for the CCC membership renewal was received from Bear-Paw.
- A letter from Michael Ernstoff of Los Angeles, CA was received. He owns a parcel of property that abuts the Flint Road Town Forest and is interested in “swapping” a piece of his land for a piece of the Town Forest. This would allow for better access to his property for future development purposes. Judi Lindsey will respond to his request that it will be taken under consideration.
- CTAP is in the process of setting up workshops for May and is inquiring if the CCC would be interested in hosting one. It was decided to wait and peruse the full list of available workshops before making a decision.

**Budget Update/Approval of Outstanding Payments/Invoices** –

Ed Fowler reported that the balances as of the end of January are: Conservation Fund \$819,100 and Forest Management Fund \$5,342.00.

**Conservation Commission Website** –

Joe Miele will check into putting Jon Ekroth’s trail maps on website once they are completed.

**Lamprey River Watershed Association** – Dick Snow reported that a meeting of the Conservation Commissions and Planning Boards of the towns that are interested in the watershed is tentatively planned for June.

**Old Business**

**Conservation land/easement(s) acquisition status** – There was nothing to report. The Sander Easement draft was reviewed and discussed with Bear-Paw earlier in the minutes.

**Bear-Paw status report** – Judi Lindsey reported that the Bear-Paw Annual Meeting was held on February 14 and featured John Litvaitis who discussed his research on the effects of roads on wildlife. A variety of hikes were available and it was the general consensus of those that attended that it was an informative and exhilarating meeting.

**Forest Management Activities** – There was nothing new to report.

**Commission Properties Access Planning and Requests** – There was nothing to report. The proposed parking area for the Deerfield Rd Town Forest was reviewed and discussed earlier in the minutes.

**Open Space Subcommittee** – There was nothing new to report.

**Management Plans for Town Land** –There was nothing new to report.

**Cost of Community Services Analysis** - Ed contacted David Preece at SNHPC. They have done a number of these studies and would be available to put this together for Candia in March/April. He sent a copy of some completed reports and one interesting note was that the only town where residential properties provide more tax revenue than it cost is Alton. This is because Alton has many summer homes that are vacant during much of the year. Last month Ed contacted Innovative Natural Resources Solutions in Keene and received a quote of \$5000 for this type of study. Mr. Preece suggested that CTAP Grant funds for \$4,600 might be available to pay for this. The Planning Board needs to amend the grant to include this study. Ed will discuss this with the Planning Board at their next meeting. There may also be other grants available. Dick Snow motioned to pursue the acquisition and acceptance of grant money that would allow us to do a community service analysis. Judi Lindsey seconds. All were in favor. Motion carried.

### **New Business**

#### **Proposed Riparian Buffer Ordinance** –

Ed reported that a House Bill has been submitted to make state wide Riparian Buffers so there is some consistency among towns.

**Future Goals/Vision of CCC** – Discussion was tabled until next meeting.

**Prime Wetlands Study** – Tom Giffen reported that he sent out the RFQs and has heard back from Mark West, Nancy Rendall, Jeff Littleton and Chris Kane that they will be submitting a RFQ. Rick Van de Poll of Ecosystems Management Consultants already submitted his RFQ that listed extensive experience. A sample of his work is available on the Internet. When the remaining RFQ's have been submitted, the CCC will review them and determine what to include in the RFP.

**Citizen's Petition on Warrant Articles** – The CCC discussed the need of getting accurate information to the voters regarding the warrant articles concerning conservation on the March ballot. An important point to get out is the fact that multiple studies done by professionals show open space land does not require services in proportion to the taxation that is generated. Open space is a top performer for what it does to the tax revenue and is a great economic benefit for the town.

**Other Business:**

Ed Fowler reported that he accepted, on behalf of the Town of Candia, a plaque from Bear-Paw in recognition of the completion of its first conservation easement of town owned property with the Bear-Paw Greenways. Plaque is hand printed and hand drawn by Al Jaeger of Bear-Paw.

Judi Lindsey read a newspaper article regarding Bedford's voting on SB381. She also reported she will soon have the CCC brochure completed and will put some in key areas around town to have available to residents.

A motion to adjourn was made by Judi Lindsey and seconded by Tom Giffen. Motion carried. Meeting adjourned at 8:50 pm.

Minutes respectfully submitted by Pat Larkin.