

DEERFIELD CONSERVATION COMMISSION

Meeting Minutes – November 17, 2014

**Members Present:** Erick Berglund, Deb Campelia, Serita Frey, Wes Golomb Kate Hartnett  
**Members Absent:** Jim Deely, Dave Linden  
**Remote Participation:** Dave Linden  
**Visitors/Volunteers:** Russ Kaatz

Serita Frey called the meeting to order at **7:00 PM**.

Resident **Russ Kaatz** approached the DCC with information about his property on **Mt. Delight Rd., Tax Map 411 Lot 42**. Mr. Kaatz, who is in the process of selling the lot, **would consider conserving the property as one of his options and was informed that the DCC might have an interest in acquiring it**. The parcel, which abuts the Wells Town Forest and N H Fish & Game's Corey Wildlife Management Area, would form an ~300 acre contiguous block of conserved land if preserved. The parcel is currently in the hands of a realtor who has **listed the property for \$185,000**. When asked, Mr. Kaatz could not offer an explanation for the method used to determine the asking price for the **land-locked parcel**. Serita Frey inquired about a potential access road, to which Mr. Kaatz responded that they **would consider an arrangement allowing access for management purposes**. It was noted that the lot had once been served by Dow Rd, now discontinued, and there is a woods road. The parcel had been logged by a forester five or six years ago, who performed a thinning and weeding to enhance growth, anticipating a future harvest in ten to fifteen years; however, there is **no formal management plan in place**.

Serita Frey questioned whether Mr. Kaatz intended to **sell the parcel as a building site**, and if so, how access would be provided. Mr. Kaatz again indicated that they would consider arranging for access to the site. Mr. Kaatz also noted that another resident, who would like to see the parcel preserved, had requested and was **granted an informal right of first refusal**. The resident had been approached by the realtor but Mr. Kaatz was unclear on the details, stating that the **resident had been given an opportunity to make an offer**. Kate Hartnett inquired whether Mr. Kaatz had been approached by Brown's Mill and was told he had not.

Ms. Hartnett informed Mr. Kaatz that given the limited funds DCC has available, an **outright purchase would be difficult and the DCC would need to rely on grants and a bargain sale to consider the acquisition**. Serita Frey noted that DCC works with Bear-Paw Regional Greenways for assistance in uncovering grant funding. Ms. Frey noted that the **parcel's proximity to the other preserved areas was beneficial** in creating a greenway, providing suitable habitat, and thus **fitting in with the Wildlife Action Plan**. There is also a small area of wetland and a beaver pond. Chair Frey further explained that the **Conservation Commission encourages conservation easements as a method to preserve land** and Kate Hartnett noted that the property may be marketable as a different type of property if under easement. Ms. Hartnett inquired what the demand was for a land-locked property per Mr. Kaatz realtor to which Mr. Kaatz responded that there have been **two or three interested parties**. When asked if Mr. Kaatz would consider a sale to a developer, Mr. Kaatz said that he would consider that as an option, understanding that with road frontage at a minimum, granting road access would be needed. It was explained that **DCC has made purchases with grant funding** as was the case with Freese Town Forest for which a multi-pronged strategy was employed involving both Town and outside funding combined with a bargain sale, but these **processes take time and options need to be brainstormed**. Erick Berglund inquired about the contract with the realtor and Mr. Kaatz believed it to be a one-year contract.

**December 20<sup>th</sup> was offered as a potential date for a site visit**. Serita Frey suggested that the topic be placed **on the agenda for the December 15<sup>th</sup> meeting**, at which time members can firm up a time and date, after which Ms. Frey will contact Mr. Kaatz with the particulars.

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**Approval of Minutes:** Chair Frey moved to approve the minutes of both the September 8<sup>th</sup> and October 20<sup>th</sup> meetings. Approval had been delayed for the September minutes due to the lack of a quorum at the October meeting. A second by Wes Golomb was followed by a vote to approve, Erick Berglund and Wes Golomb abstaining.

**Finance:** Erick Berglund requested approval for the following invoices:

- **NH Association of Conservation Commissions - Annual Dues - \$303**
  - Moved and seconded by Serita Frey and Wes Golomb
- **Lamprey River Watershed Association - Annual Dues - \$100**
  - Moved and seconded by Kate Hartnett and Serita Frey
- **Bear-Paw Regional Greenways – Annual Dues - \$100**
  - Discussion of a matching grant available for amounts contributed in excess of the dues resulted in a decision that **members could individually increase their own personal dues payments** to take advantage of the matching opportunity
  - Moved and seconded by Erick Berglund and Serita Frey

The three invoices were unanimously approved for payment. Mr. Berglund reported the **Conservation Fund balance at the end of October to be \$253,078.30** which reflects **interest of \$63.01** for August, September and October, **revenue from Land Use Change Taxes in the amount of \$2805.00** and a **payment to Upton and Hatfield of \$97.75**. The balance does not include the pending payment to **Bear-Paw Regional Greenways in the amount of \$54,875.13 for services provided in establishing the Conservation Easement on seven Town Forests and Conservation Areas** which was approved at the October 20<sup>th</sup> meeting

Mr. Berglund informed members that the **2015 budget to be presented to the BOS decreased from \$2610 in 2014 to \$2110**, reflecting **decreases in the Trails line from \$500 to \$200, the Supplies line from \$200 to \$100 and the Secretary line from \$972 to \$872**. The clerk requested and was granted **approval to purchase printer paper, envelopes and stamps which had been provided for in the Supplies line of the 2014 budget**.

**Annual Report to the Town:** Members brainstormed accomplishments and activities undertaken in the past year, for inclusion in DCC's 2014 annual report to the Town. Kate Hartnett requested that the Clerk review the 2014 meeting minutes for possible additions. The Clerk was also requested to **research the actual wording of the Warrant Article for the acquisition of the Boisvert parcel** to confirm that it had successfully conveyed Town Forest status on the property and further authorized the DCC to permanently protect it with an easement.

**Correspondence:** DCC has received the following correspondence and notifications:

*A Department of Environmental Services Wetlands Minimum Impact Forestry Notification - DES File Number 2014-03056-Deerfield Tax Map 416 Lot 16, authorization to begin work, issued to the Town of Deerfield for a timber harvest to be performed on the Dowst-Cate Town Forest. The authorization is valid through October 28, 2016.*

*A Department of Environmental Services Wetland Program Notification of a Minimum Impact Forestry Notification - DES File Number 2014-03124-45 Griffin Rd, Deerfield Tax Map 405 Lot 53 returned to the owner, Alden Dill, due to missing information.*

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A *Subsurface Systems Bureau Subdivision Approval Application (RSA 485:A) DES File Number 201404615* for property identified as *Map 201 Lot 12, Ritchie Rd., owned by Joyce Yeaton R/T*. The application requests a permit for the subdivision of land subject to subsurface wastewater disposal at the subject property.

A *Department of Environmental Services Wetlands Permit #2014-02334 granted to dredge and fill 67,275 sq. ft. of forested scrub-shrub, emergent wet meadow, emergent marsh wetlands, pond and stream bank (includes 66,369 sq. ft. of temporary impacts and 906 sq. ft. of permanent impact) for maintenance and “Thermal Uprate” of the existing 18-mile G146, 115kv transmission line. Temporary wetlands impacts are for access and work areas, permanent impacts are for installation of two new structures that will replace three existing structures.* The permit is issued to Public Service of New Hampshire and impacts the towns of Deerfield, Allenstown, Pembroke and Concord.

Chair Frey adjourned the meeting at 8:50 PM

**The Next Meeting is Scheduled for Monday, December 15<sup>th</sup>**

*(Please check the website for scheduling changes)*

*The draft minutes were prepared and submitted by Judy Marshall. Final revisions to these minutes will be contained in the minutes of the following meeting, after approval by the Deerfield Conservation Commission*