

DEERFIELD CONSERVATION COMMISSION

1967 - FIFTY YEARS AND COUNTING - 2017

Meeting Minutes – December 10, 2018

**Members Present:** Haley Andreozzi, Erick Berglund, Serita Frey, Wes Golomb  
**Members Absent:** None  
**Visitors & Guests:** Dan Kern, Brian Adams

Serita Frey called the meeting to order at **7:04 pm**.

**Chair Frey introduced guest Brian Adams** who has recently moved to Deerfield. Mr. Adams, who has a multi-disciplined background in forestry, environmental policy and building science, expressed his interest in becoming a member of the Conservation Commission. With the departure of member Kate Hartnett, the DCC welcomed his willingness to volunteer as her replacement.

**Project #31 – Marston Farm:** The deed for the 38 acre conservation easement to Bear-Paw, with executory interests to LCHIP and the Town, has been recorded, and the baseline documentation is complete. This finalizes the easement on the 38 acre portion of the Marston Farm project.

The fee deed to the Town for the 128 acre donated parcel has also been recorded; however, completion of the overlay conservation easement to Bear-Paw and the executory interest to LCHIP on the parcel is still in process. Dan Kern will provide drafts for review. Since the original budget did not anticipate the need for the overlying Bear-Paw easement, additional costs are approximated at \$1,500 for legal, \$5,000 for stewardship and \$150 for recording. Baseline documents also need to be completed.

**Project #36 – Hartnett:** The survey and the conservation easement have been recorded for this project which closed on 11/20/2018. Mr. Kern provided baseline documentation and an invoice for the transaction costs of \$10,745 which reflect small increases in the estimated cost of the survey and legal fees.

Mr. Kern will send pdf's of the easement documents and obtain signatures from Gile Beye and Kate Hartnett on their respective baseline documentation.

**Project #38 – Raymond Rd:** The area surrounding the house (Map 418 Lot 22) has been surveyed and blazed. DCC previously committed to cover 50% of the cost of the survey, not to exceed \$2,500. A transaction grant was secured for 50% of the original estimate of \$4,500. The actual cost of the survey was \$4,800 of which DCC will pay \$2,400, the grant will cover \$2,250 and Bear-Paw will absorb the remaining \$150.

**Edythe H. Boisvert Town Forest:** Serita Frey moved and Haley Andreozzi seconded the motion to approve the final version of the conservation easement deed (Draft 20181112). The motion was approved unanimously. The deed reflects final insertions on page two (limiting impacts to wildlife), and page six (limitations for parking). Serita Frey will request an appointment on the BOS agenda to have the deed signed after the baseline documentation is completed which is expected to take about two weeks.

**Project #35 – Epsom/Deerfield:** The LCHIP grant (\$75,000) for the project has been approved with \$27,500 of the grant funding ear-marked for the purchase of the 99 acre Deerfield parcel. DCC's offer of 50% of the appraised value was met with a counter offer of 75% of the \$100,000 appraised valuation of the property, which the owner based on potential future timber revenues. Based on her inspection of the property with forester Charlie Moreno, Haley Andreozzi reported that the parcel consists primarily of pine, hemlock and beech; however **the property lacks access for logging purposes. Whether practical access can be secured in the future remains to be seen and it was felt that this factor diminishes the increased value placed on the parcel by the owner.**

**Various scenarios for access to the land-locked parcel were discussed**, including securing permission from the owner for access via the abutting Griffin Rd. parcel conserved under a *Wetland Reserve Program* (WRP) easement. **Haley Andreozzi will research the process for securing additional required permission from the Natural Resource Conservation Service (NRCS) to traverse the WRP easement.** Even if permission is obtained, any compatible use authorization issued by the NRCS could be modified or rescinded at its discretion. Dan Kern was

DEERFIELD CONSERVATION COMMISSION

1967 - FIFTY YEARS AND COUNTING - 2017

Meeting Minutes – December 10, 2018

authorized to offer \$62,500, with forestry access, for the parcel. Mr. Kern will rework the budget, noting that this amount was not net of grants. Serita Frey tabled a vote until the January meeting.

**Approval of Minutes:** *A motion by Serita Frey to approve the minutes of the November 11<sup>th</sup> regular meeting was followed with a second by Haley Andreozzi. The motion passed unanimously.*

**Finance:** The balance in the conservation fund at the end of October was \$204,429.24 including interest in the amount of \$42.51 and Land Use Change Tax revenue (at 50%) of \$8,100. The November fund report was not available; however the bank statement balance for November 30, 2018 was \$204,471.25 including interest of \$42.01.

**Mr. Berglund moved to approve payment of the following invoices payable to Bear-Paw:**

\$11,801.59 Marston Farm 38 Acres - Transaction and Stewardship Fees (Net of \$7,500 transaction grant)

\$10,745.22 Hartnett - Transaction and Stewardship Fees

Serita Frey seconded both motions for payment which were approved unanimously.

**Easement Monitoring:** 2018 Monitoring reports were received from Bear-Paw for Clifford, Cruikshank, Cumings, Doane, McGarry, Menard, Rosenfield/Mallette and Willoughby. Town forest monitoring reports were also received for Freese, McNeil, Arthur Chase, Dowst-Cate, Hart, Lindsay/Flanders, Weiss and Wells. Bear-Paw will contact Frank Mitchell regarding the monitoring status of the Merrill (Kay Williams) easement.

**Announcements/Correspondence/Reminders:**

- Serita Frey announced the resignation of Ben Minerd who is moving to Vermont. Mr. Minerd was an active participant in the work of the DCC and will be missed.
- DCC received an email from Onni Irish announcing that the *Pleasant Lake Preservation Association* was awarded the \$20,000 Moose Plate Grant.

**Wes Golomb opened a discussion about a possible ballot initiative on Deerfield becoming “carbon neutral”.**

The Energy Chapter of Deerfield’s *Master Plan* addresses this idea but the Town has not implemented steps proposed in the plan. Members felt that putting together a series of action steps and asking voters if they were in support of one or more of them would be more effective than making a general statement. Mr. Golomb feels there is a need to resurrect the *Energy Committee* and plans to speak with both the BOS and the Planning Board. Adding solar to the power mix could lower power costs at the Town level as well as put a structure in place (micro grid) for emergency preparedness.

**Regulated Wetlands & Shorelands:**

**Wetlands Permit Application – Expedited/Minimum Impact (See also 8/15/2018 NHDES File #2018-02431**

**Joyce Lebel Gulf Rd – Map 204 Lot 35 (S/D Lot 1C)** Application for a seasonal dock. BOS has approved a *Seasonal Dock Agreement* and signed a *Seasonal Dock Permission form* to install a seasonal dock on frontage across from the property on Gulf Rd. on Pleasant Lake within the Town frontage. This request was previously declined by DES because the property did not include water frontage or right to dockage. Serita Frey signed the application allowing for expedited review.

**Wetlands Minimum Impact Forestry Notification**

**Dept. of Natural & Cultural Resources-Div. of Forests & Lands** Woodman State Forest Map 207 Lots 11-23-24

Serita Frey adjourned the meeting at 8:34 pm.

**The next regular meeting is scheduled for Monday, January 14, 2019**

*(Please check the website for scheduling changes)*

[townofdeerfieldnh.com](http://townofdeerfieldnh.com)

*These minutes were prepared and submitted by Judy Marshall. Revisions, if any, will be contained in the minutes of the next meeting. If amended, a revised version will be posted to the website, after approval by the Deerfield Conservation Commission*