

DEERFIELD CONSERVATION COMMISSION

1967 - FIFTY YEARS AND COUNTING - 2017

Meeting Minutes – January 21, 2019

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 **7:09 pm**.

Project #31 – Marston Farm: Dan Kern passed out copies of the updated draft deed for the 128 acre donated parcel. The deed for the town forests was used as the template for the document. The property description and new trail language have been added. **Mr. Kern will send out the draft document electronically for review with approval anticipated in February.** The **executory interest being granted to LCHIP** is not included in the above deed as is usually the case, and **will be handled as a separate document.**

Mr. Kern stated that the issue of **public access to and parking for the 128 acre parcel was still up in the air.** A parking area could be created at the end of the strip of land leading to the 128 acre parcel; although he noted that the public has the right to cross the 38 acre conserved parcel at any point. **Serita Frey will follow up with Gile Beye to work out the details once there is an access plan to present.**

Mr. Kern does not anticipate more than **an additional \$1,000 in legal and recording fees for this project.** June 30th is the deadline for completion of the project in order to secure the \$50,000 LCHIP grant; however, the NH Attorney General's office has not yet given final approval. **Mr. Kern will send a draft of the deed for the 128 acres to Paula Bellemore at LCHIP and will also get the exact language LCHIP requires for the executory interest.** Mr. Kern suggested that DCC could have the executory interest language reviewed by Town counsel rather than Bear-Paw's attorneys.

Edythe H. Boisvert Town Forest: Members reviewed and were in agreement with the final edits to the easement deed made by Bear-Paw's attorneys' office. **Serita Frey is scheduled to present the deed to the BOS for their signatures on January 28th.**

Project #37 – North Rd (50 Acres – Map 208 Lot 5): This property will be **privately held with a conservation easement conveyed to Bear-Paw.** **DCC approved payment of approximately \$18,000 of transaction costs (including the survey) from the Conservation Fund at its October meeting.** The survey has been completed and member approval of the draft easement is anticipated for the February meeting. There is sufficient road frontage for parking so no parking provision is included in the deed. The Bear-Paw template was used for this easement.

Project #38 – Raymond Rd: Dan Kern will forward the combined appraisal (three sections) for the multiple parcels included in this project upon completion.

Project #35 – Epsom/Deerfield: Haley Andreozzi reported that based on her contact with Natural Resources Conservation Service (NRCS), **DCC should not assume that it could obtain access to the backland through the front Wetland Reserve Program (WRP) parcel for logging purposes and should approach this project with that in mind.** Authorization would need to come from the owner (current or future) and the NRCS, which could modify or rescind its authorization at its discretion. At its December meeting, members authorized Dan Kern to approach the landowner with DCC's counter-offer of \$62,500 (not net of grant funds), with forestry access. Although there is renewed interest in acquiring the WRP protected parcel, this should only be considered if grant funding (not town funding) can be obtained.

Approval of Minutes: *A motion by Serita Frey to approve the minutes of the December 10th 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 November was \$204,471.25** including interest of \$42.01. **The balance at the end of December was \$181,967.24** reflecting interest in the amount of \$42.80 and remittances of \$11,801.59 for the Marston Farm project and \$10,745.22 for the Hartnett project. Mr. Berglund suggested including the amount of encumbered funds in the minutes going forward.

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Town Report: The annual report to the Town is due on January 30th. A summary of the Marston Farm project has already been written and John Harrington has been approached about making the project the cover story for the 2018 report. Using the photo of the plaque taken by Kate Hartnett has been suggested for the front cover. The final decision will be made by the BOS. As an alternative, the project can be featured in the front portion of the report. The completion of the Boisvert Town Forest permanent protection easement and the addition of both the Boisvert and Marston Farm to the existing eight Town Forests and Conservation Areas have been offered for the section on *Land Conservation and Protection*. Haley Andreozzi felt it was important to mention the various means of conserving land and to stress the importance of donated parcels and easements for which conservation funds are used to pay transaction costs.

Membership:

Serita Frey moved to request the appointment of Brian Adams as a new member to the Conservation Commission to serve out Kate Hartnett's unexpired term ending on April. 30, 2020. Wes Golomb seconded the motion which passed unanimously. Mr. Adams accepted the appointment.

Serita Frey moved to request re-appointment of Haley Andreozzi to the Conservation Commission with a term ending on April. 30, 2022. Erick Berglund seconded the motion which passed unanimously. Ms. Andreozzi accepted the appointment.

Easement Monitoring: Serita Frey will be in touch with Brian Adams who has volunteered to be an easement monitor. Both the Merrill (Kay Williams) and the Curry easements are incomplete and efforts to monitor will resume in spring.

Regulated Wetlands & Shorelands:

NHDES Letter of Deficiency File #2011-02869 Cohen–12/20/2018– Map 413 Lot 7
No action required on the part of DCC.

Announcements/Correspondence/Reminders:

DCC has received a revised/updated **conservation easement template** from Kate Hartnett which can be used for future easements.

Bear-Paw Regional Greenways Annual Meeting – Saturday January 26, 2019. Dan Kern announced that Bear-Paw will be recognizing Kate Hartnett for her contributions to conservation.

Serita Frey adjourned the meeting at 8:10 pm.

The next regular meeting is scheduled for Monday, February 11, 2019

(Please check the website for scheduling changes)

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