

**DEERFIELD CONSERVATION COMMISSION**  
**1967 – FIFTY-FIVE YEARS AND COUNTING – 2022**  
Meeting Minutes – **August 8, 2022**

**Attendance:** Josh Freed, Serita Frey, Erroll Rhodes, Wes Golomb  
**Members Absent:** Haley Andreozzi, Chloe Gross  
**Visitors & Guests:** Kaitlin Deyo (Bear-Paw), Rob Mathews, Linda McNair-Perry

Serita Frey convened the regular meeting at 7:04 pm.

**Easements and Land Conservation**

**Project #29: Geraldine Mathews – 17.82 Ac. – Map 414 Lot 007- Candia and Cole Roads**

The Mathews family has finalized the survey and the conservation easement deed. Kaitlin Deyo of Bear-Paw briefly reviewed the provisions of the deed, explaining that it contains the standard limitations and provides for commercial and non-commercial forest management and agricultural activities. The deed also incorporates additional provisions for solar power generation and certain restrictions to the non-easement/exclusion area, prohibiting further subdivision, or subdivision and separate conveyance from the easement area. The easement grants an Executory Interest to Town of Deerfield in the event that the Easement Holder (Bear-Paw) "...ceases to enforce the easement..." Erroll Rhodes will represent DCC at the August 15<sup>th</sup> BOS deed-signing approving the Executory Interest and the contribution from the Conservation Fund of \$18,015 toward the project's transaction costs. Rob Mathews expressed the family's gratitude.

**Regulated Wetlands & Shorelands**

Resident, Linda McNair-Perry of Range Road expressed her concerns about the possible approval of a fire pond that would serve the Cross subdivision. The pond is proposed to be dug within 35 feet (and possibly as close as within 10 feet) of a wetland. The "excavation" would be taking place within the 100-foot "buffer" of the wetland which is prohibited by the current wetland zoning. It is not known if the Planning Board has received its legal opinion/clarification on this point. Also not known is whether Mr. Cross will be abandoning the pond in favor of putting in sprinkler systems.

Ms. McNair-Perry suggested that DCC might consider crafting more stringent language in the current wetland zoning, detailing with more specificity what is and is not allowed within the "buffer"; that the current language is too gray. It was noted that the 2020 zoning is specific to ALL wetlands. DCC, in its advisory capacity, could approach the Planning Board and suggest revisions. Serita Frey noted that language in the 2020 zoning was not as tight as DCC would have liked, but that the resulting regulations were a negotiation between DCC and the Planning Board. Chair Frey remarked that there might be an opportunity to revisit the zoning ordinance in the future.

Regarding other aspects of the Cross subdivision, Josh Freed informed Ms. McNair-Perry that any resident, the Building Inspector, and certainly an abutter, can file an appeal of an administrative order.

**Stewardship/Easement Monitoring:**

**Curry Easement – Great Brook Corridor:** Monitoring of this easement has been completed for 2021. Josh Freed will complete the required written report for submission to the State.

**Lindsay-Flanders:** In an attempt to address a complaint of possible target shooting, volunteer Brian Adams was asked to review activity on the game cameras. Wes Golomb will follow up with Mr. Adams for an update.

**Freese Town Forest:** The clerk will prepare a revised map clarifying that the Deerfield Conservation Commission is the authority posting the information on behalf of the Town. Contact information will be provided.

**Approval of Minutes:**

**Motion:** Serita Frey moved to approve the minutes of the July meeting. The clerk noted that the version sent to the members reflected a correction; that the motion in the original draft minutes incorrectly referenced pre-approval for payment of the Admi-Cote invoice. The motion was actually for pre-approval of anticipated invoicing for the Mathews transaction costs in the amount of 18,015. The motion to approve the minutes as amended was seconded by Josh Freed. The motion passed with Wes Golomb abstaining.

**Finance:**

The balance in the Conservation Fund at the end of July was \$366,576.77 which includes interest of \$89.01 and reflects a deposit of \$25,326 for second quarter 2022 Land Use Change Tax. Eventual payments covering contributions to the Mathews and Bradbury projects of \$18,015 and \$22,000 respectively are anticipated.

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Members reviewed the **2023 preliminary budget information**. It was questioned whether the *Legal* line should be increased.

In addition, Erroll Rhodes informed members that **there may be a need to cover a portion of the cost of a new mapping tool** that would allow for the addition of informational layers on the current town maps with the ability for the entities subscribing to the service to update their individual layers in real time. It was suggested that DCC could add information to the existing maps regarding conservation areas and trails. The shared cost of the tool is \$950. The cost per layer is \$750. Subscribers would share the cost of the annual maintenance fee of \$700. The added layers would not alter the existing town maps.

**The technology group from Cartographics Associates will be making a presentation on September 15<sup>th</sup> at 6 PM at the GBW.** It is anticipated that representatives from the Heritage and Conservation Commissions, as well as the Planning and Zoning Boards will attend. **This informational meeting will provide the details needed to approach the BOS at a later date**, prior to going forward with the project.

**Public Outreach:**

**Facebook:** Wes Golomb reported that there have been no new postings; however, **the page continues to accumulate “likes”**. Posting suggestions should be sent to Mr. Golomb.

**Announcements/Correspondence/Reminders:**

**Old Home Day is coming up on August 20<sup>th</sup>.** Members were reminded of the display that Chloe Gross manned last year in collaboration with the Planning Board and Heritage Commission. Wes Golomb proposed having the Energy Committee participate at the display table. No firm arrangements were made.

Erroll Rhodes announced that the second issue of the *Dooryard Gazette* is being prepared. It was suggested that DCC provide a quarterly trail page, focusing on one individual trail per edition. Josh Freed suggested promoting the Old South Road trail. A useful hiking map with features could be posted on Facebook as well as when the *Gazette* comes out.

**A motion to adjourn at 8:20 PM** by Chair Frey was seconded by Mr. Rhodes and passed unanimously.

**The next regular meeting is scheduled for Monday, September 12, 2022**

*(Please check the website [townofdeerfieldnh.com](http://townofdeerfieldnh.com) for scheduling changes) These minutes were prepared and submitted by Judy Marshall. Revisions, if any, will be contained in the minutes of the next meeting and posted to the Town website, after approval by the Deerfield Conservation Commission*