

**Minutes for Non-Public Meeting of the Conservation Commission
September 11, 2018, Mary Herbert Room**

Non-public Session Called to Order at approximately 9:33 p.m.

Date: February 13, 2018, Members Present: Lisa Wilson (Chair), Kathy Grant (Vice Chair), Lauri Etela, Philip Thayer, Mike Lynch, Andy Vorkink

RSA 91-A:3, II(d) *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.* **Phil Thayer** motioned to enter into nonpublic session, seconded by **Andy Vorkink**.

Roll call vote to enter nonpublic session: **Kathy Grant, Yes; Lauri Etela, Yes; Mike Lynch, Yes; Lisa Wilson, Yes; Phillip Thayer, Yes; Andy Vorkink, Yes. The Motion Passed.**

The Commission entered into nonpublic session at approximately 9:03 p.m.

Town of North Hampton is the Grantee of an access easement over Tax Map 12, Lot 30-20 and Lot 30-21 which connects to Town owned conservation land identified as Tax Map 12, Lot 25 in the Town of North Hampton. The access easement is approximately 15 feet wide and approximately 426 on Lot 30-21 (Gregoire) and approximately 215 feet long on Lot 30-20 (Brightman). The access easement is identified on a plan of land known as "*Subdivision Plan Mill Road Subdivision, North Hampton, sheet 4*" and recorded in the *Rockingham County Registry of Deeds as Plan # D-26372*.

The access easement depicted on Map 12: Lots 30-20 and 30-21 runs through privately owned land. Lot 30-21 abuts the recently Town owned conservation parcel located on Map 6, Lot 80. In discussion with the lot owner of Map 6, Lot 30-21 (5 Squier Drive, Ellen and Daniel Gregoire, Property Owners), Andy Vorkink and Mr. Gregoire discussed the Town's acquiring an approximately 15 feet and 200 feet long strip at the southerly portion of Lot 30-21 in exchange for Town relinquishing its access easement through private property, Lot 30-20, and Lot 30-21. This strip will connect to existing conservation land, a 24 acres parcel of conservation land now known as Little River Conservancy, Map 6, Lot 80.

Mr. Gregoire, the property owner of Lot 30-21, is willing to permit a lot line adjustment from the southerly portion of his land in exchange for the Town's relinquishing access over his property. The Mill Place Homeowners' Association and the owner of Lot 30-20 (Thomas Brightman) favor eliminating Town access over private property located in Mill Place. The lot line adjustment would add the strip of land to the conservation land located on Map 6, Lot 80 and the same conservation restrictions will apply to the newly added strip.

The approximately 15 feet and 200 feet wide strip is predominately uplands which connects to Map 6 Lot 80 from the other town owned conservation parcels that can be accessed from Woodland Road to provide public access to the Little River Conservancy.

Members of the Commission walked the property in July and again in September with the property owner accompanied by a surveyor from Jones & Beach Engineers, Inc. Attached are photos depicting the general location of the 15 feet strip and its uplands terrain.

In a motion by Andy Vorkink and seconded by Mike Lynch, the Commission authorized Andy Vorkink to engage the professional services of Jones and Beach Engineers, Inc. to delineate an approximately 15 feet wide and 215 feet long strip running along the southern boundary of on Map 6, Lot 12-30-21.

The Commission also authorized Andy Vorkink to engage Michele Peckham, Esq. to prepare legal documents consistent with past conservation easements to facilitate the land transaction. The

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Commission authorized expenditures up to \$5000 for survey work and an additional \$5000 for legal services.

The motion carried unanimously.

Andrew Vorkink motioned to leave nonpublic session to and return to public session, the motion was seconded by **Lauri Etela** at approximately **10:10 p.m.** **The Motion Passed by a roll call vote: Lisa Wilson, Yes; Phil Thayer, Yes; Mike Lynch, Yes; Kathy Grant, Yes, Lauri Etela; Yes; Andy Vorkink, Yes**

Public session reconvened at approximately 10:10 p.m.

A Motion was made to seal these minutes by Mike Lynch, seconded by Kathy Grant, because “it is determined that divulgence of this information likely would render a proposed action ineffective.” **Roll Call Vote to Seal the Minutes: Lisa Wilson, Yes;; Kathy Grant, Yes; Lauri Etela, Yes. Mike Lynch, Yes; Phillip Thayer; Andy Vorkink, Yes. Motion Passed**

These minutes were recorded by Lisa Wilson, Chair

These minutes were prepared within 72 hours of the Non-Public Session as prescribed under 91-A.

**Minutes for Non-Public Meeting of the Conservation Commission
October 9, 2018, Town Hall**

Non-public Session Called to Order at approximately 8:27 p.m.

Date: February 13, 2018, Members Present: Lisa Wilson (Chair), Kathy Grant (Vice Chair), Lauri Etela, Frank Arcidiacono, Mike Lynch, Andy Vorkink, Shep Kroner.

RSA 91-A:3, II(d) *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.* **Lauri Etela** motioned to enter into nonpublic session, seconded by **Mike Lynch**.

Roll call vote to enter nonpublic session: **Mike Lynch, Yes; Lauri Etela, Yes; Mike Lynch, Yes; Lisa Wilson, Yes; Shep Kroner, Yes; Andy Vorkink, Yes; Frank Arcidiacono, Yes; Kathy Grant, Yes.**
The Motion Passed.

The Commission entered into nonpublic session at approximately 8:27 p.m.

Andy Vorkink presented the Commission with an update on obtaining access to the Little River Conservancy (Higginson Parcel). Jones and Beach Engineers, Inc. will prepare a lot line adjustment and Michele Peckham has prepared legal documents to be reviewed by the owners of the land and the Mill Place Homeowners' Association.

After no further discussion, **Mike Lynch** motioned to leave nonpublic session to and return to public session, the motion was seconded by **Lauri Etela** at approximately 8:46 p.m. **The Motion Passed** by a roll call vote: **Lisa Wilson, Yes; Shep Kroner, Yes; Mike Lynch, Yes; Kathy Grant, Yes, Lauri Etela; Yes; Andy Vorkink, Yes; Yes; Frank Arcidiacono.**
Public session reconvened at approximately 8:47 p.m.

A Motion was made to seal these minutes by Frank Arcidiacono, seconded by Mike Lynch, because "it is determined that divulgence of this information likely would render a proposed action ineffective." **Roll Call Vote to Seal the Minutes: Lisa Wilson, Yes; Shep Kroner, Yes; Mike Lynch, Yes; Kathy Grant, Yes, Lauri Etela; Yes; Andy Vorkink, Yes; Yes; Frank Arcidiacono.**
Motion Passed

These minutes were recorded by Lisa Wilson, Chair

These minutes were prepared within 72 hours of the Non-Public Session as prescribed under 91-A.

**Minutes for Non-Public Meeting of the Conservation Commission
December 11, 2018, Town Hall**

Non-public Session Called to Order at approximately 7:50 p.m.

Date: February 13, 2018, Members Present: Lisa Wilson (Chair), Kathy Grant (Vice Chair), Lauri Etela, Frank Arcidiacono, Allyson Ryder, Andy Vorkink.

RSA 91-A:3, II(d) *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.*

Andy Vorkink motioned to enter into nonpublic session, seconded by **Kathy Grant**.

Roll call vote to enter nonpublic session: **Allyson Ryder, Yes; Lauri Etela, Yes; Lisa Wilson, Yes; Kathy Grant, Yes; Andy Vorkink, Yes; Frank Arcidiacono, Yes. The Motion Passed.**

The Commission entered into nonpublic session at approximately 7:50 p.m.

Andrew Vorkink reported that the Commission reviewed and endorsed draft legal documents for the Town to acquire a 15' wide strip of land to access the Higginson lot (Map 6-80) from conservation lots already owned by the Town. At the impending Public Hearing, the Conservation Commission will ask the Town/Select Board to schedule a Public Hearing to accept the following draft legal documents:

1. Deeded lot line adjustment of a 15' wide strip of land about 220' long on Map 12-30-21 owned by Mr. Gregoire to be conveyed to the Commission and added to the Higginson lot (Map 6-80).
2. Release by the town of a 15' wide access easement over the Gregoire lot (Map 12-30-21).
3. Release by the town of a 15' wide access easement over the Brightman lot (Map 12-30-20).
4. Mill Place Homeowners Association consent to lot line adjustment.

A motion was made by Kathy Grant and duly seconded by Lauri Etela to approve the draft legal documents prepared by Michele Peckham. The motion passed.

After no further discussion, **Allyson Ryder** motioned to leave nonpublic session to and return to public session, the motion was seconded by **Frank Arcidiacono at approximately 8:10 p.m. The Motion Passed by a roll call vote: Lisa Wilson, Yes; Allyson Ryder, Yes; Kathy Grant, Yes, Lauri Etela; Yes; Andy Vorkink, Yes; Yes; Frank Arcidiacono.**

Public session reconvened at approximately 8:10 p.m.

A Motion was made to seal these minutes by Andy Vorkink, seconded by Lauri Etela, because "it is determined that divulgence of this information likely would render a proposed action ineffective." **Roll Call Vote to Seal the Minutes: Lisa Wilson, Yes; Allyson Ryder, Yes; Kathy Grant, Yes, Lauri Etela; Yes; Andy Vorkink, Yes; Frank Arcidiacono.** The motion passed.

These minutes were recorded by Lisa Wilson, Chair

These minutes were prepared within 72 hours of the Non-Public Session as prescribed under 91-A.