

DRAFT
North Hampton Conservation Commission
Meeting Minutes
January 10, 2017

Administrative

The meeting was called to order at 7:03 PM. The agenda was posted in compliance with RSA 91A requirements.

Roll Call

Attendance included Chris Ganotis (Chair), Lisa Wilson (Vice Chair), Kathy Grant, Shep Kroner, Philip Thayer and Andrew Vorkink. Also attending the meeting was Phil Wilson, North Hampton Forever Co-Chair.

Approval of December 13, 2016 Draft Minutes

After some discussion, *a motion was made by Kathy Grant, duly seconded by Lisa Wilson, to accept the minutes as presented.* The motion carried with a unanimous vote, with Shep Kroner and Philip Thayer abstaining.

New Business

**Proposal for Conservation Easement on Hobbs Parcel,
Map 13, Lot 68**

A Select Board meeting was held on January 4th where Brice Shearburn, of JDL Castle, made a presentation for a revised proposed plan for a Public Safety facility on the parcel owned by the Hobbs family, Map 13 , Lots 68 and 69 . Proposed access to the public safety facility would be from Rte 1. It was further proposed that the remaining large part of the Hobbs land be placed in conservation by a donated conservation easement held by the Town, but with the land still owned by the donor. The proposed Conservation Easement held by the Town would be in perpetuity, but with conditions to allow for a solar collection facility, a cell tower and a remote controlled airplane site included in the easement.

After the discussion by Mr. Shearburn, there was some uncertainty regarding the use of the land for conservation about the amount of fill that would be required for an access road and whether it would include filling wetlands. An email was sent to the Select Board before their meeting on January 9 with some suggestions to consider reserve land, set apart from the proposed

conservation easement area, for the structures and the airplane area.. The suggestions also included the consideration of a recreational area on the parcel off the Rails to Trails former railroad bed.

Proposal for North Hampton Forever Input for Conservation Fundraising

Also discussed at the January 4, 2017 Select Board meeting was a suggestion that North Hampton Forever consider starting a fund raising program for NHCC to acquire additional conservation property and easements.

In considering this suggestion, the Conservation Commission's initial concerns were that it currently has neither the resources nor proposed sites and fundraising would be challenging and would require raising a significant amount of funds for land or easement purchases.

The Chair asked Phil Wilson, North Hampton Forever Co-Chair to comment on North Hampton Forever doing fund raising. Phil offered two suggestions: soliciting and funding a specified project and/or creating a funding pool for future opportunities.

He added that there is a timing issue a fundraiser because of competing needs for funds for Town facilities. He agreed that the fundraising approach for new conservation parcels is a good suggestion, but the timing wouldn't be right at this time.

Select Board Consideration placing 20 Chapel Road Parcel in Conservation

A letter was received by the Town on November 8 from Michael Green, managing partner of Brewster Real Estate Investment LLC, offering to donate a parcel he owned at 20 Chapel Road to the town as a charitable contribution. Although the parcel is primarily wetlands with an intersecting small stream, the Select Board did not decide whether to place the land in conservation. The Select Board decided to request that the Little Boars Head Commission give it's suggestions on the use of the land.

In the Conservation Commission's further discussions, it was mentioned that a parcel of land donated by Edward Luck in 1994 with the intent to use the land for conservation, was approved by the Select Board to be placed into

conservation with the standard deed restrictions used for other conservation parcels.

Old Business

Luff Conservation Parcels Stewardship Management Plan

Draft Update and SELT Review

The Stewardship Management Plan was discussed. FB Environmental submitted a proposal to provide Lisa Wilson with additional easement requirements for this plan. Lisa noticed a discrepancy of \$250.00 in the proposal the Commission's favor. It was suggested to contact FB Principal, Forrest Bell to review the proposal to confirm the needed easement requirements and also to map the current existing trails. It was also suggested that the Commission contact Deborah Goard of the Southeast Land Trust, as to whether the Commission is required to maintain the trails and to include baseline mapping of the trails in the plan. Lisa will also contact Kevin Ryan at FB to follow up on the proposal. .

Follow-up to Select Board Sign-offs of Legal Work for Category A, B & C Parcels and Documentation for Commission Management of Parcels

Last winter the sub committee began working on identifying conservation properties acquired by the town where the deeds did not appear to contain adequate conservation protection. The initial list of these included 21 properties, but with further review, was narrowed down to twelve properties. There were three categories of properties in the list: Five were tax forfeiture or donated parcels in Category A; Category B was a parcel without a deed reference to conservation and Category C included 6 parcels under the control and management of the Commission. The Select Board recently approved the twelve parcels and their deed restrictions.

Recording of Deed Restriction at Rockingham County Registry of Deeds

The conservation deed restriction documents for the twelve parcels were recorded with the Rockingham County Registry of Deeds on January 7, 2017. The Registry will provide the book and page numbers for the deed restrictions.

Other Correspondence for Consideration by the Commission

**Reconsideration of Conservation Sub-Division Easement
142 Mill Rd Map 12, Lot 67**

The Commission received a letter from Mr Richard Skoworonski dated January 6 about whether the Commission would consider amending the draft Conservation Easement concerning access to the conservation land. There was lengthy discussion regarding the re-opening of negotiations, since a decision was made by the Commission in November, 2015 to retain the access provision as approved by the Commission.

There were no Land Trusts that were willing to hold the easement for stewardship. ***After much discussion, a motion was made by Shep Kroner, seconded by Andrew Vorkink to reaffirm the decision made on November 10, 2015 to keep the Commission's deed language as written for access and monitoring. The motion carried by a vote of 4 in favor, one against and one abstention.***

There being no further business to discuss, ***a motion was made by Philip Thayer, duly seconded by Shep Kroner, to adjourn the meeting.*** The meeting was adjourned at 9:24 PM.

Respectfully submitted,
Beverly Moore
Recording Secretary

"These minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 2,11. They will not be finalized until approved by the majority vote by the Conservation Commission."