



Town of Candia

Conservation Commission

74 High Street
Candia, New Hampshire
03034

Meeting Minutes November 1, 2011

Present: Dave Ickes, Dick Snow, Deb Levesque, Dennis Lewis, Betsy Kruse, Judi Lindsey, Ellie Davidson.

Staff: Gregory Jones - Conservation Commission Clerk

Guests: None

REGULAR BUSINESS

Vice Chair Betsy Kruse called the November 1, 2011 meeting of the Candia Conservation Commission to order at 6:00 p.m.

Pledge of Allegiance was recited.

This special meeting of the Candia Conservation Commission was called to order for discussion of the potential for placing conservation easements on town owned parcels under the NH Department of Environmental Services Water Supply Land Protection Grant (NHDES WSLPG) program. R. Snow supplied the Commissioners with a document dated 9/1/2011 titled "Town of Candia ARM Grant Application Parcel Data" (available at Town Hall) which details the parcel reference data, acreage, assessed values, estimated easement values, estimated purchase cost and estimated easement expenses for seven (7) town owned properties and two (2) private properties proposed to be purchased and fitted with easements as part of matching funds associated with the NHDES WSLPG program at hand. Snow also supplied the Commissioners with Conservation Easement Deed language for reference so that the Commission may start to think about the types of requirements it will want to incorporate as part of the future conservation easements. The two privately owned properties (identified as Tax-Map and Lot Numbers 410-100 & 101) are within deliberation for purchase with the intent being to incorporate the properties as part of

the NHDES WSLPG program and utilize the future easement values as part of the funding match portion of the project.

Vice-Chair Betsy Kruse reminded the Commission that the project would require a Town vote via Warrant Article should town-owned land be incorporated into the project. Kruse informed the Commission further that the Town's Board of Selectmen chose not to file for the grant by October 31, 2011. B. Kruse stated that the grant application deadline is scheduled for the March of 2012 and that a Warrant Article would require posting no later than January 10, 2012. Kruse opined that the Warrant Article is dependent on decision regarding application in order to duly identify the subject parcels and provide for transparency for residents to base their vote.

R. Snow opined that it is not a requirement to list the subject properties on the Warrant Article and that all town-owned lands proposed to hold easements can be discussed and duly identified to the public at the deliberative session. Snow opined that a statement on the Warrant Article relative to the Commission's intent to place conservation easements on Town owned land as part of the grant project would be sufficient. Snow opined that requiring the grant application be complete prior to issuance of the Warrant Article would create a burdensome workload, as appraisal and survey work may be required prior to issuance of fair-market property assessments which are needed to establish a match for grant monies. He opined that this is a tremendous workload to be completed between now and the January 10, 2012 deadline. Snow opined that the Warrant Article could be crafted in such a manner which lists the Town-owned property for which conservation easements are to be placed, authorizes the Commission to submit a grant application to NHDES for matching funds and provide the Commission opportunity to amend the proposal in the future to add or remove properties. Snow reminded the Commission that the need may exist for utilization of Conservation Funds for this project and the aim is to meet a certain amount of matching funds. Snow stated that if an adequate number of Town-owned properties to hold conservation easements are listed on the Warrant Article, the value of said easements will provide sufficient grant match to allow the Commission to avoid expenditure from the Town Conservation Fund. Lastly, Snow informed the Board that up to three (3) additional property owners have expressed interest in speaking with the Commission about conservation opportunities and that they could be included with this project as well.

D. Lewis opined that the subject properties should be listed on the Warrant Article so voting residents can make an informed decision and not rely on the turn-out of the deliberative session to make the Commission's intent known. Lewis expressed concern, with the success of the grant project in-mind, with residents voting against the project if pertinent information is left out of the Warrant Article. Lewis suggested that the public be provided with the most up-to-date information to provide for due transparency.

Vice-Chair B. Kruse opined that there are a number of logistical requirements to be vetted associated with this application, work to be completed and further discussion to be had relative to this topic. The Town vote will occur in March of 2012 and the grant application will be due on March 30, 2012. Kruse suggested that the Commission choose one (1) privately owned property, retrieve the estimates for purchase cost and transaction cost for conservation easement and choose one (1) Town-owned property to offer for match after affirmative Town vote. She suggested that the same process be repeated for the next round of NH DES WSLPG and concentrate on smaller pieces of the overall project.

A discussion ensued as to the match percentages and related value and future expenditure assessments of the properties under consideration for this project. There was minor confusion relative to numerical data presented with the 9/1/2011 parcel data document. Vice-Chair B. Kruse asked that information be generated which shows the future funding relationship between the Hemlock Drive Town Forest properties and the two privately owned

properties (identified as Tax-Map and Lot Numbers 410-100 & 101). R. Snow agreed to generate a spreadsheet which may more easily depict the numerical data and show future surplus information so as to allow for commissioners to better decide on the future course of action.

There was consensus among members to hold additional meetings (November 29, 2011, 7:00 p.m.) in order to complete the required work relative to the NHDES WSLPG program in a timely manner and allow for all commissioners to voice opinions and concerns.

OLD BUSINESS

Vice-Chair B. Kruse reminded the Board that a discussion pertaining to the delegation of a new Conservation Commission chair will occur at the November 15, 2011 meeting.

OTHER BUSINESS:

A request was made that the presenter of the *Natural Communities in the Granite State* be asked to limit the presentation to 45 minutes and alter the presentation slightly to avoid advanced technical information.

J. Lindsey motioned to adjourn the Conservation Commission special meeting of November 1, 2011 at 7:00 p.m. D. Ickes seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

Respectfully Submitted,

Gregory M. Jones
Conservation Commission Clerk