



**Town of Candia**  
**Conservation Commission**  
74 High Street  
Candia, New Hampshire, 03034  
June 18, 2013 Minutes (Approved)

**Present:** Ellie Davidson, Betsy Kruse, Deb Levesque, Dennis Lewis, Judi Lindsey, Mimi Alberu (Alt.), Mark Pepper, (Alt.).

**Guests:** Boyd Chivers, Al Hall, Ken Hoffman.

The meeting was called to order by Chair Betsy Kruse at 7:00 pm, followed by the Pledge of Allegiance. Mark Pepper and Mimi Alberu were seated as voting members.

**Public Comment Period**

Chair Betsy Kruse invited Ken Hoffman to outline his expectations for the CCC to facilitate placing a conservation easement on his property. Mark Pepper and Dick Snow had walked the property the previous Sunday. Mr. Hoffman reiterated that there are endangered species on the property, including Blandings' turtles, and that the property comes very close to Bear Brook State Park, effectively creating a wildlife corridor. Betsy Kruse explained we have established a set of criteria for evaluating conservation projects. At the previous meeting the CCC had filled out a form for the Hoffman property, with favorable marks in applicable categories. The one that needed further clarification was whether there had been any forest management activity on the property. Because much of the property is covered by water, there are no timber stands of appreciable size to be managed. Mr. Hoffman is also considering applying for another easement through a USDA Wetlands Management program which requires him to retain timber and agricultural rights. Judi Lindsey remarked that he can retain timber and agricultural rights on the property. Betsy Kruse added that Bear-Paw or another land trust can guide him through the process. She further suggested that the next step was for the CCC to determine whether this project is one we should choose to support. The second step would be for Mr. Hoffman to select a land trust to work with him. She asked Mark Pepper for his recommendation based on the site walk and Natural Resource Inventory maps. He recommended moving forward with the project.

Judy Lindsey made a motion to move forward with the project, seconded by Ellie Davidson. The motion passed unanimously. Mark Pepper volunteered to act as liaison with Mr. Hoffman on the easement. He inquired whether he would incur any initial out-of-pocket costs to initiate the process. Betsy Kruse indicated that once a land trust is chosen (most likely Bear-Paw), Mr. Hoffman will need to bring a proposal for an appraisal and other transaction costs to the Commission. Bear-Paw is well qualified to help find grant funding through the WRP initiative

and others programs. Dennis Lewis explained that an appraisal should be done before a survey, because if the appraisal comes in lower than expected it may not be desirable to spend the money on a survey. The appraisal will determine what the development rights are worth, so a decision can be made whether to go forward or not. Dennis Lewis reminded Mr. Hoffman that if the CCC pays the appraisal costs and he decides not to proceed with the project, he will have to refund that money.

At the SB2 meeting the town was asked to vote on a Warrant Article by petition to rescind the CCC. Boyd Chivers made a motion to amend the article to support the Commission, with a comment that it “did no harm but didn’t do much.” Betsy Kruse asked him to elaborate. He said he still was unclear about the Commission’s function and purpose. He expressed the opinion that the CCC shouldn’t buy land that’s not likely to be developed; instead they should seek to purchase development rights for such properties as the Town-owned land at Exit 3. Betsy Kruse pointed out that that area doesn’t align with any focus areas such as the Natural Resources Inventory, Open Space Plan, Wildlife Action Plan, etc., and that such a change would probably not be approved by Town vote. She explained that we are trying to spend the money in the Conservation Fund on properties that do fall within those focus areas. Mr. Chivers was given a copy of the project criteria worksheet at Mimi Alberu’s suggestion. Dennis Lewis also pointed out that the BOS had requested the CCC to contract an analysis of the Cost of Community Services. This study demonstrated that development incurs higher costs to the taxpayers than open space. The ultimate goal as stated in the Open Space Plan was to create a network of protected land following natural features, to allow free movement of wildlife, protect water resources, and protect the rural character of the town. She demonstrated this on the Town’s Green Infrastructure Map 3.

Mr. Chivers suggested that the Planning Board is very influential on conservation issues. Judi Lindsey clarified that the Planning Board is not specifically concerned with resource conservation. The CCC’s mission is to protect wildlife and water resources; not having extensive funds, we work with private landowners to accomplish this. Betsy Kruse asked whether Mr. Chivers had any thoughts about how the CCC might engage the Planning Board as a partner. Dennis Lewis suggested that the CCC offers landowners an alternative use for their land. Mr. Chivers asked whether there are other towns where planning boards and conservation commissions work in tandem. Betsy Kruse responded that in either Derry or Londonderry no project is accepted by the Planning Board unless it is first signed off on by the Conservation Commission. Betsy Kruse also mentioned that the Planning Board has recently solicited input on zoning revision, which may provide an opportunity for suggesting changes to the ordinance. Mark Pepper offered various examples of how development has encroached on formerly open land in Londonderry in the last 20 years.

### **Regular Business**

1. Minutes of previous meetings (May 21, 2013) – Judi Lindsey moved to accept the minutes as submitted, seconded by Dennis Lewis. The motion passed unanimously.

2. Conservation Land/Easement(s) Acquisition Status – Betsy Kruse received a note from Dick Snow regarding the status of the Liquid Planet easement. RCCD has established an estimate for transaction costs to be paid by the owner; it appears the CCC will not need to be involved at this point.

Project procedure forms – Mimi Alberu will remind Dick Snow to send her the PowerPoint presentation on working with the BOS. Betsy Kruse will email the forms out again; Mimi Alberu will contact Susan Wilderman to schedule a follow-up meeting with Deb Levesque, Ellie Davidson and Mark Pepper.

Hoffman project – see Public Comment Period on Page 1.

3. Wetlands Permit Applications – none at this time. Betsy Kruse asked Dennis Lewis to clarify his response to the email from Greg Jones regarding fill for repairing the dam on North Road. Dennis Lewis stated that the dam's owner has a DES-approved repair plan and that the piles of dirt deposited there will be used for the repairs. They are not detrimental to the area.
4. Land Use/Wetlands/Enforcement Issues/Planning Board – Betsy Kruse asked Judi Lindsey to inquire about the possibility of conservation subdivisions when the PB considers zoning revisions. Judi Lindsey offered to email PB Chair Sean James on this issue.
5. Correspondence – NH Coverts Project information/application for September. Judi Lindsey gave an enthusiastic description of the project and encouraged members to attend.
6. Budget Update/Approval of outstanding payments/invoices – Judi Lindsey moved to pay Mimi Alberu \$56.57 for May administrative duties, seconded by Ellie Davidson. The motion passed unanimously. Mimi Alberu will email her invoice to Dick Snow.
7. Conservation Commission Website CE's, OSP posted – reference to the Open Space Committee has been deleted from the CCC Web site, except for the contact information on the Conservation Easements link. There is still mention of the OSC on the Town Web site that needs to be removed. A link to the SELTNH Web site has been added. Copies of existing easements and the Open Space Plan still need to be uploaded.
8. Lamprey River Water Quality Initiatives – no update since Dick Snow was not in attendance.

### **Old Business**

1. Bear-Paw Status Report – Judi Lindsey reported on a fun and successful Biothon and Edible Plants walk on June 15, followed by a potluck at her house.
2. Forest Management / Plans for Town Land / Stewardship – Dennis Lewis reported he had not purchased sign posts yet for town parcels; he had no update from Charlie Moreno on a forest management plan for the Hemlock Drive town forest.
3. Patrick Mun's Eagle Scout project – a letter from the CCC is needed granting permission to construct the trail; Betsy Kruse has drafted a letter. Verbal consent was obtained from the BOS chair.

UNH – EPSCoR requested permission to conduct studies measuring leaf area index and tree stem diameter on the same North Road and Deerfield Road town properties that they collected foliage samples from last year. Betsy Kruse responded affirmatively.

### **Other Business**

1. 250<sup>th</sup> Town anniversary –Judi Lindsey contacted the committee chair about a possible collaboration; they didn't think it would be a good fit because the focus is on history, not conservation. However, after some discussion members thought there might be a link through the historic uses of plants. Mimi Alberu will contact Fitts Museum Trustee Janet Lewis about planning a talk describing the plants in the Museum gardens. The next committee meeting is June 27<sup>th</sup>.
2. Upper Lamprey Scenic Byway update – Deb Levesque attended the last meeting. The governor has not yet approved the final version.
3. CIP report – no update at this time.
4. Outreach – Amphibian crossing signs posted. Judi Lindsey posted two signs on Merrill Road; she would like to put another one at 105 Merrill Road. Betsy Kruse put up two signs on New Boston Road; Mark Pepper volunteered to drive Ellie Davidson to put up the remaining six signs. Ellie Davidson will get the signs from Susan Wilderman.
5. Deb Levesque wishes to step down from full membership to alternate; Mark Pepper is willing to take her place. Judi Lindsey moved to recommend Mark Pepper as a full member and Deb Levesque as alternate, seconded by Ellie Davidson. The motion passed unanimously. Betsy Kruse will notify the BOS.
6. Elections – Ellie Davidson recommended postponing elections until the August meeting. Betsy Kruse will add them to the August agenda.

A motion to adjourn at 8:25pm was made by Judi Lindsey, seconded by Mark Pepper. The motion passed unanimously.

Respectfully submitted,

Mimi Alberu  
Conservation Commission Secretary