



Town of Candia
Conservation Commission
74 High Street
Candia, New Hampshire, 03034

November 19, 2013 Meeting

Attendees: Ellie Davidson, Dave Ickes, Betsy Kruse, Dennis Lewis, Susan Wilderman, Mimi Alberu (Alt.), Dick Snow (Alt.) Dick Snow and Mimi Alberu were seated as voting members.

Public Comment Period

There were no members of the public present to comment.

Regular Business

1. Minutes of previous meetings (October 15, 2013)

In Section #6, Dick Snow corrected the spelling of Bill Stergios' name.

In Section #7 regarding the town web site, Betsy Kruse requested adding that we intend to add a sample conservation easement to the web site, just before this sentence: "Dick Snow reiterated that we would like to put an example of reserved rights in a conservation easement, as most of the other text is boilerplate."

Dick Snow moved to accept the minutes as amended, seconded by Susan Wilderman. The motion passed unanimously.

At this point Betsy Kruse also mentioned that Dan Kern from Bear-Paw will be a guest at next month's meeting to talk about the mapping project.

2. Conservation Land/Easement(s) Acquisition Status

Hoffman project update – Dick Snow suggested that since Dan Kern is to be at the next meeting, it might be a good time to have him look at the appraisal and have Bear-Paw do a purchase and sale agreement. Betsy Kruse requested the status of the appraisal. Dick Snow has walked the property with the appraiser and she has committed to have an appraisal by the end of the month. At this point Ken Hoffman will have the appraisal value in order to decide whether to go forward with the project. A discussion followed regarding whether we will cover transaction costs for the project. Dick Snow stated that we had paid transaction costs for all previous easements. He added that we would need to ask Bear-Paw to help find

additional funding sources. Susan Wilderman mentioned that at the last meeting Phil Auger mentioned the PSNH mitigation project as a possible source of funding.

Appraisal agreement form – Betsy Kruse distributed sample appraisal agreements, one from the Deerfield Conservation Commission and another from SELTNH. The Deerfield agreement is a cost sharing agreement without any time frame for reimbursement. Susan Wilderman stated that she liked the cost sharing option. The town of Deerfield further agrees that if they purchase the easement they will reimburse the landowner for appraisal costs. If the property is not purchased, the landowner will reimburse the conservation commission for their share of the appraisal costs. Dennis Lewis requested clarification whether the property itself or an easement was being purchased. Betsy Kruse replied that in that particular case the property itself was being purchased. The SELTNH agreement gives three months from cessation of efforts to place the property under easement for reimbursement of all incurred costs. Dennis Lewis suggested we use this document as a template with two minor changes – the word “or” to replace “and” sale, and add a time limit such as “within one year of the termination of the project;” Susan Wilderman moved to revise the document as suggested, seconded by Ellie Davidson. The motion passed with six in favor and one opposed.

3. Wetlands Permit Applications

There are no new applications since last month. There was an application from years back to build an addition onto the auto repair business on Deer Run Road which has been reactivated.

4. Land Use/Wetlands/Enforcement Issues/Planning Board

See number 3 above.

5. Correspondence

Ellie Davidson received two monthly reports from the Southern NH Planning Commission. She also received an invoice for \$275 annual dues from the NH Association of Conservation Commissions. She moved to pay the invoice but withdrew the motion after Dick Snow suggested we wait to pay it until December.

6. Budget Update/Approval of outstanding payments/invoices –

Dick Snow requested a motion to pay Mimi Alberu \$50.28 for October administrative duties. The motion was made by Ellie Davidson and seconded by Dave Ickes. The motion passed unanimously.

Dick Snow requested a motion to reimburse \$50 to him for attending the NHACC annual conference. Mimi Alberu made the motion, seconded by Ellie Davidson. The motion passed with six votes in favor and one abstention.

Betsy Kruse asked Dave Ickes to request an invoice from Jim Dimaggio for Web services.

2014 Budget request – the Budget Committee meets Dec. 4th. Dick Snow stated that he’s not aware of any discussion regarding the CCC budget. He further stated that he’s not anticipating any changes. Dennis Lewis will be at the meeting anyway to defend his budget as Road Agent.

7. Conservation Commission Website (Sample CE)

We are still trying to find a sample easement. COSC info has been revised on the Town Website.

8. Lamprey River Water Quality Initiatives

At the Watershed Association's last meeting they discussed doing some public outreach, polling the towns about their needs for public information and resources regarding water quality. There are some funds coming from UNH for disseminating information about storm water management. The Watershed Advisory Committee sent a letter to the DES commissioner recommending that some action be taken to expedite the required Liquid Planet easement. Kevin Dumont has stated that he cannot afford to pay for the easement. An alternative might be some kind of deed restrictions. The WAC did not vote to take any action regarding the old incinerator site closure, although it is 15 ft. away from the North Branch. Dick Snow suggested he may be able to encourage them to.

Old Business

1. Land Trust Report – the Bear-Paw auction was a great success; the annual meeting is coming up on January 25th, with Chris Bogard speaking about turtle rehabilitation. Dick Snow asked what had happened with the Manchester Water Works project. Betsy Kruse replied it had been assigned to two other organizations, one of them being the Society for the Protection of NH Forests.
2. Forest Management / Plans for Town Land /Stewardship – no update on a forest management plan from Charlie Moreno. Ellie Davidson could not locate any copies of the three plans that Charlie Moreno has done for town forests. Susan Wilderman said she would check the documents she received from Ed Fowler. Dennis Lewis will ask Charlie Moreno if he has digitized any copies.

Sign posts not erected yet. Dennis Lewis will try to get them done before the end of the year.

3. Student Conservation Association project – still haven't heard from SCA.

Other Business

1. Upper Lamprey Scenic Byway update – a state committee has been established; representatives from each of the towns are needed.
2. CIP report – no update at this time.
3. Newsletter – Susan Wilderman will write a paragraph announcing a snowshoe walk in February. Betsy Kruse will add some information regarding a discussion in process about a potential easement on North Road, and about clarifying the easement procedures. A discussion followed regarding establishing a scholarship to send one or two town youths to Barry Conservation Camp. For those not familiar with the camp, this is a partnership between the UNH Extension 4-H camps and NH Fish and Game. We would have to fund raise to

establish a \$500 scholarship or partner with another organization to fund the project. Applicants would write an essay in order to be considered for the scholarship. We will have to think about criteria for choosing the winner.

4. Monitoring town properties – it was suggested to table this item from the monthly agenda and revisit it in the spring. Susan Wilderman suggested offering a winter snowshoe event, such as tree ID. Dennis Lewis suggested Feb. 15 as a possible date.
5. Mimi Alberu's replacement – Susan Wilderman will look for a job posting letter in her documents; Mimi Alberu will provide a job description if needed.
6. Mark Pepper's resignation as co-chair – he is still a full CCC member. Betsy Kruse reminded the group that she still wants to step down. Ellie Davidson noted that she is updating the list of members and alternates for the town report.

In response to Betsy Kruse's request a motion to adjourn at 8:22 pm was made by Dennis Lewis, seconded by Susan Wilderman. The motion passed unanimously. Next meeting will be on December 17, 2013 at 7 pm.

Respectfully submitted,

Mimi Alberu
Conservation Commission Secretary