

CONSERVATION COMMISSION MEETING
May 11, 2022 at 7:30 p.m.

PRESENT: Bob Boynton, Chairman, David McTigue, Kleta Dudley, Karen Miller, Mike Bara, Susan Mallett

The Meeting was called to order at 7:30

Reviewed meeting minutes from April meeting. Bob made a MOTION to accept minutes with changes discussed, David SECONDED, all were in favor.

At 7:35 Bob noted question at last meeting whether required to have public access to private property. Bob called NHMA and confirmed there are no restrictions. So he considered perhaps we can have two funding schemes, private easement at 75% funding, and public at 100%. Some discussion on how this would work and how the members felt about this approach.

Monadnock Conservancy is changing their business model, and Bob noted we need to be careful what we take on. If too many properties we could be overloaded monitoring individual properties. Bob asked are there other 3rd party that can assist us? Lot size is not the only criteria we should be looking at when selecting properties to protect.

At 7:45 Bob informed the members of the Conservation Commission that he and Jim Coffey had met with the Board of Selectmen regarding the maps. Bob also talked with CAI and got two options \$49K and \$110K, flyover would be \$6,900. Bob discussed some of the issues, and that he feels the answer might be just updating the coordinates but not enough expertise and manpower to do that work required.

One option he had was to tell the BOS that the Conservation Commission will match the ARPA funding. Option two would be to simply forget inaccuracies and move on. Add the layers to the CAI and more people can use it and they would see problems and give feedback to the Board of Selectmen. Only one option can be used, can't be a hybrid.

Bob feels the work on maps that has been done should be recouped, and top 20 layers to CAI. Make our info available to the public through CAI and let the BOS deal with the public when they realize the maps are not accurate.

Karen asked what the means to migrate are and how to educate users of the maps. Education is something to think about how it can happen. Bob says not Conservation Commission role to educate. He says the Town should have an IT person on staff in the office. Existing staff should also help.

Bob suggested the Planning Board could require GIS maps for subdivision plans so that we could put on the town website, but not much confidence that will happen.

If the Selectmen accept the match, is that the way to start? The Commission members feel that's a good start. \$220K would be the cost, \$66K each year for 3 years.

Can't do training until system is in place, only then can the training be done. First level of support would be Town staff (Sue and Jen) would have to get up to speed and answer questions from public. CAI would be the second level.

Perry road is a dead end, at the end is a 40 acre of wetlands with several abutters. It's a potential for prime wetlands, Bob took a walk around and feels it's a good candidate.

We would have to hire someone to do the inventory at a cost of a couple grand. State would say they agree its Prime or not. Bob would like to have someone take a preview to determine if it's worth doing the in depth inventory.

Bob revisited the 75/100% easement rule, and asked where we would keep this information. By Laws are the most likely place that comes to mind. Bob will send Sue the by-laws, and Sue will send to the Conservation Commission. We can review and see if there are other items that can be updated, removed or added as well.

Grantee vs Executory easements is the next item to be discussed. The deal we are arranging with Piscataquog Land Conservancy they are the Grantee and Conservation Commission is the Executory easement holder. You have to have a 3rd party to be the grantee easement holder, and not go thru Town at all. This way if the land trust goes belly up, we would find another 3rd party to manage.

Executory easements can be a handful, monitoring is a responsibility. Is monitoring always necessary? In the case of a 20 acre field that is visible from road, lesser monitoring is needed. If town owns property versus if landowner owns property is also to be considered.

Bob noted, the Boy Scout "leader" call was actually from a 14 year old scout, who started to interview Bob when he called back.

Bob went back to a 3rd option on maps, but Town has already committed. Bob would have contacted other vendors to see if they can do it cheaper.

Mike dropped off 4 pressure treated planks at the Williams property, someone needs to bring chainsaw, etc. for the bridge. Should take 1.5 hours to do, and need to do it when it's dry.

Freddie Kazo on Page Hill Road, at the sharp turn after condos, and also abutting Freddie is another owner, Kiera Montague, who would like to put land in conservancy. Bob not sure of urgency, or if she can wait till next year for a conservancy. Kiera has about 119 Acres, and Freddie about 50 acres.

How to handle various accounts, especially unused ones. Bob reviewed the amounts that are currently in each account.

What dates for trail work? Kleta and Mike prefer weekdays. Kleta noted it would be nice to plan it out.

At 8:45 pm A MOTION to adjourn was made by Bob Boynton, and SECONDED by Kleta Dudley, All in attendance were in favor. Respectfully submitted, Susan Mallett