

CONSERVATION COMMISSION MEETING
June 8, 2022 at 7:30 p.m.

PRESENT: Bob Boynton, Chairman, David McTigue, Karen Miller, Matt Oliveira, Mike Bara, Susan Mallett

Also in attendance, Piscataquog Land Conservancy members, Tom Jones (retired), Chris Wells (exec director), Laura Weit-Marcum (Land Protection Specialist replacing Tom), Ed Rogers of Rogers Engineering Solutions representing Dixie Blease (River Rd property), and Lou Guarino (Skinny Cat property)

The Meeting was called to order at 7:30

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

At 7:35 the team from Piscataquog Land Conservancy (PLC) introduced themselves. Tom Jones, announced he is retiring, Chris Wells is the Executive Director, and Laura Weit-Marcum who is the Land Protection Specialist replacing Tom.

Lou Guarino then drew a rough map of the property and where the buildings and wetlands are, along with the property of PSNH aka Eversource. He noted he does not own that property, but does have easement and that it bisects his property. This seems to be the logical path for the hiking area, and that there are boggy areas within the 30 acres that a person would need hip waders for which would not be good for hiking. PSNH has had some issues with people dumping trash, and has started installing gates to help stop that, however, it also stops other vehicles such as snowmobiles. He indicated that if PSNH were to put up gates he would be willing to open up his property near the gates for access.

At 7:55 Ed Rogers and Dixie Blease noted she was interested in purchasing some land currently owned by Tridam Energy which abuts her property. Dixie and Ed noted that she would like to purchase the land and donate the easement on the property. The closing will be in August, and ideally she would like to just put the deed in the Towns name and save the step of transferring, but it was not clear whether that would be possible.

As a post meeting update: Tridam is lot 12/86 and Dixie's lot is 12/95-A. They are meeting with the Planning board regarding subdivision vs lot line adjustment on June 15th.

The next topic was the Montagu property on Niemi Road, the owner once considered having a cemetery, or place to spread ashes, but the state would not allow that. So she wants to go forward with conserving the property. It was agreed that this would be a good property to protect as it had many features, woods, field, pond, etc. The owner also seemed anxious to get this done so it was discussed if there were options to make the process faster for her, rather than wait for The Monadnock Conservancy to have the time to deal with it. A suggestion was that the town can take control in the easement, and then later transfer. Another option would be to buy the portion of property without buildings outright. Bob will call The Monadnock Conservancy and ask how they would prefer to proceed.

The topic of Prime wetlands came up next, Bob felt the most viable prime wetland would be off the end of Perry Road. To go forward the Conservation Commission would have to hire a wetland specialist,

who would do a review and submit the report to the state. This would cost the Conservation Commission some money. No one voiced objection to this process. We will need the map and lot #'s of what Bob believed to be 3 or 4 properties that encompass this area. The owners will have to be notified of the intent to pursue this.

At 8:20 Bob noted that the BOS had denied the funds for the tax maps. Bob heard that the reason may be because we refer to it as "Tax" maps, maybe it should be referred to as Parcel or property maps, or something else, but it's too late as most of the money has been spent. Option is to take 200K pay CAI and fix the maps, downside is that we don't have money to bring other layers to CAI. It's more important that we provide the layers to CAI. Essentially it will be the same as GIS glue, and parts will be inaccurate, and then the users will start to complain and put pressure on the BOS and force the issue. Bob will get an estimate from Tim VP at CAI so we have a better idea of the cost.

At 8:25, Landscape software was discussed, we have had it for a year, and it cost \$660. Bob put monitoring information in and feels too much work and should go back to paper as it is simpler. The software is more suited for tracking larger amounts of property. The Commission was in agreement that this could be discontinued and paper is easier. Forms can go in the folders, perhaps secretary can make backup copies electronically.

At 8:30 the topic of whether we should fund public access versus no access differently (100 vs 75%). Where would we keep this information for future boards? Suggestion to put in the by-laws, also need to review the by-laws to see if any updates are needed in general since these were originally written in the 80's. Need to come up with a title, "property interests" was suggested. The split was brought up and Matt wondered if it could be a case by case basis. The topic was discussed further, but no final decision was voted on.

Returned to the topic of Dixie's property at 8:45, there were some concerns brought up. Bob feels we should send her a letter outlining our concerns to be sure everyone is in agreement.

At 9:00 pm A MOTION to adjourn was made by Karen Miller, and SECONDED by Bob Boynton, All in attendance were in favor.

Respectfully submitted, Susan Mallett