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## Conservation Commission Minutes 08/10/2017

### Chichester Conservation Commission

### DRAFT Minutes of Meeting August 10, 2017

### Selectman's Meeting Room

Members Present: Bob Mann (Chair), Blaze Konefal, Marianne DiTaranto, Zack Boyajian, Dawn Marshall, Gordon Jones, Jim Eggers.

Guests: Gail Britton-Kojigian and Charles Kojigian Scott Tepper.

Meet Call to Order 7:02 PM

Bob Mann opened the Public Hearing on withdrawal of not to exceed \$89,000 from the Conservation Fund to meet costs related to purchase of an undeveloped parcel of 7.1 acres, located on Main Street, Chichester, Tax Map 4, Lot 2, currently owned by Fred Shaw and Deborah Ellis Shaw.

The current owners offer to sell the property to the Conservation Commission at a negotiated price of \$85,000 was reached and a purchase and sales agreement signed. The Conservation Commission consulted the Selectman, who agreed that the purchase would benefit the town. Funds would be withdrawn from the Conservation fund, which has accumulated over a number of years from deposits of 75% of land use change tax.

Gordon Jones stated the property is adjacent to the Madeline Sanborn Conservation Area and would provide better access for the public and potential forestry.

Scott Tepper commented that in the past as part of the planning board they had encouraged development on existing roads to prevent new roads from being built. The property would be taken off the tax rolls and that he had had interest in purchasing the parcel to potentially build a house for his daughter. He also thought that when the land behind the fire department was purchased it would provide access to Marsh Pond.

Gordon Jones stated access to the pond and Madeline Sanborn Conservation Area from behind the fire station was difficult due to wetland. The purchase would help maintain the town's rural character and protect wildlife habitat.

Scott Tepper asked how much conservation land the town owned.

Bob Mann stated the town owns very little conservation land, primarily the Madeline Sanborn Conservation Area. Most other town owned property are not protected even though the town owns them, such as the Shaw Fields, Carpenter Park and Spaulding Town Forest, which the town is working to place a conservation easement on. Bob also stated that other towns are starting to grow quickly and we want to be forward thinking and protect some dedicated conservation land.

Gail Britton-Kojigian stated the parcel adds to the beauty of the town and protecting it will make people want to move to Chichester.

Charles Kojigian stated it is a nice spot for the town to have. He wouldn't want to live there because of the traffic on Main Street.

Dawn Marshall stated the Conservation Commission has wanted this parcel as an addition to the Madeline Sanborn Conservation Area for many years.

Publichearing closed a 7:25P

Minutes of July 13, 2017 were reviewed. Zack Boyajian requested that clarification on the Shirley Waters Memorial Fund balance shown on the minutes. Motion to approve the minutes as amended was made by Marianne DiTaranto and seconded by Dawn Marshall. The Minutes were approved unanimously.

Minutes of August 4, Special Meeting to walk Shaw-Ellis Property. Zack Boyajian clarified his data sources for environmental site review. Zack Boyajian motioned to approve minutes as amended and seconded by Gordon Jones. The minutes were approved unanimously.

**Mail Bag:** Statement from SFT regarding Shirley Waters estate was received.

Educational information regarding the Emerald Ash Borer from the Cooperative Extension was also received. Chichester is one of the towns affected.

Zack Boyajian made a motion to approve withdrawal of up to \$89,000 from the conservation fund to pay for the purchase and associated costs for the Shaw parcel, Tax Map 4 Lot 2. Gordon Jones seconded. Motion approved unanimously.

The commission discussed closing and other associated costs. Bob Mann had received 2 quotes for the work from Liberty Title and Escrow (\$450) and Granite State Title (\$1250).

Blaze Konefal motioned to approve Liberty Title and Escrow as vendor for title insurance, title search, closing costs and recording fees. Gordon Jones seconded the motions. Motion passed unanimously.

**Spaulding Town Forest** survey work is complete. Blaze visited the site and stated the work was good. Steve Perron submitted a bill for \$4030, well below the \$6000 quote. Five Rivers Conservation Trust is working on the Conservation Easement.

The Commission discussed the use of Certificates of Deposit (CD) to receive better interest on the Fund. Marianne will talk to the town treasurer to get more information. The use of a CD last year was a good investment. She will also ask the treasurer for a consolidated accounting of the Shirley Waters Memorial fund.

Trail maintenance workshop will be rescheduled for the fall. October 14 was suggested as a possible date. Marianne will ask the workshop leaders about the date.

#### **Other Business:**

Jim Eggers suggested that "Other Business" be brought up earlier in the meeting to allow more time for new items. He suggested that maintenance of Shaw parcel may require contracting a brush hog. Other options discussed included use of volunteer equipment, grazing goats and burning the fields.

Bob suggested we reengage Barbara Frangione about a trail from the library to the school.

Meeting adjourned at 8:55 pm.

Approved: