

Nelson Conservation Commission
Meeting December 10, 2015
Minutes

Draft

Chair Kathy Schillemat called the meeting to order at 7:03PM.

Present were: Rick Church, Dave Patek, Susan Hansel (alternate and selectmen's representative) and Anne McBride (alternate.) Also present were Stephen Froling and Jeremy Wilson of the Harris Center for Conservation Education. Guests in attendance: David and Barbara Voymas

Approval of Minutes:

Susan Hansel moved approval of the minutes of the meeting of November 12 and December 2, 2015. Second Dave Patek. Passed

Quabbin to Cardigan (Q2C) Grant Application:

Kathy asked Anne McBride for an update on our application to the Quabbin to Cardigan Partnership for transaction costs for the Osgood/Hurd Hill acquisition project. Anne indicated that We had submitted a grant for \$18,405 (\$13,804 net after the required 25% cash match) and that we have received a net of \$11,086. This will help cover appraisal, appraisal reviews, the survey, attorney's fees and other closing costs. This is a reimbursement grant.

Status of the Survey:

Stephen Froling showed copies of the survey that is "out for comment" and not quite final. He indicated that it has been difficult to complete as there are many deeds and some have rights of way. In some cases the descriptions are difficult to match with one another. The parties are working through these issues.

Closing Issues:

Rick reported on a conversation he had with Ethan Tolman in which Ethan spoke of his unwillingness to create a right of way across another of his lots to access a right of way across the western side of properties he has sold to Bill Dunn and Marshall Davenson. He will not include rights of way he now holds across their properties either. Ethan feels these are unnecessary. Rick agrees with this assessment. The ROW in question hugs the east bank of Brickyard Brook while the gravel pit the NCC plans to use as a parking lot is on the west side of the brook on land the Town is acquiring. Good access (a wood road) leads from that gravel pit to the interior of the property going all the way to the old town road in the saddle between Osgood and Hurd Hills. Rick recently walked out there to assure himself that this was the case. Rick has sent a summary of his findings to Stephen, Jeremy Wilson, Gary Kinyon and Kathy Schillemat. Gary's position is that the Board of Selectmen must agree to leave out this ROW. Rick will attend the BOS meeting 12/16 to facilitate this approval. Gary should be asked to attend.

Tom Newcombe joined the meeting at this point 7:25PM

The Harris Center intends to close on the property as soon as Nelson buys off on the ROW issue.

Issues from the Public Meeting:

Kathy led a discussion of outstanding issues from the meeting on December 2, 2015

Cost of closing: Kathy can get these from Gary Kinyon.

Cost of ownership. We have received a study of the on SPNF lands from Geoff Jones of the Stoddard Conservation Commission. It was thought we could use these numbers less some costs we will not have to pay such as property taxes (1/3 of those costs). We should add back anything we anticipate that is not in there like maintenance to Homestead Lane.

There followed a specific discussion of the future maintenance issues of Homestead Lane with David and Barbara participating. A full discussion was held including the expressed understanding that all parties with a ROW over the road should agree on the extent of maintenance required and a fair basis for sharing the costs. We spoke of use patterns and signage to discourage use that would be troublesome. Should the road be warned as "one lane?" "No Parking for winter access"; "Parking lot closed between..." The purpose of such signs and their language should be agreed with the neighbors. Jeremy Wilson pointed out that most of the disturbance to roads on woodland properties are due to landowner operations like logging. Logging contracts should provide for restoration upon completion.

Concerns over Rescue: It was pointed out that, by law, the NH Fish and Game Department is responsible for woodland rescue. They should bear the costs and may be reimbursed by negligent hikers.

There is still a need for input to help create the terms of the conservation easement and the stewardship plan. Kathy will try to encourage this at the next public meeting. Rick suggested we make an effort to get people to that next meeting and ask them to bring ideas.

Easement Deed: We ran out of time to discuss this. Rick asked about wording requiring that the easement allow activities enumerated in the LWCF Grant Application. He had been asked to draft this before and had forgotten.

Dave Patek left the meeting at 9PM

Kathy asked for approval of a bill for the advertising for our public meeting (\$185.32) Rick moved that the bill be paid (second Tom) Passed

Meeting adjourned 9:15

