



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **Conservation Commission Meeting Minutes of the February 17, 2016**

**MEMBERS PRESENT:** Bob Brown (Chair), Laura Alexander (Vice-Chair), Mark Vernon, Michael Gelcius, Tim Paradis, Andrew Deegan, Dan Allan

**MEMBERS ABSENT:** Jane McMurrich, Ruth White

**STAFF PRESENT:** Lucy St. John (Planning & Zoning Administrator)

**OTHERS PRESENT:** John Wilson (Pleasant Lake Planning Association)

**Call to Order:** Chair Brown called the meeting to order at 8:30 am.

**Roll Call:** Chair Brown called the roll. The meeting had been properly noticed.

### **Approval of Minutes:**

**IT WAS MOVED (Laura Alexander) AND SECONDED (Mark Vernon) to approve the minutes of January 20, 2016, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

Ms. St. John commented on the Shoreland Permit for Murray Pond Road. The board's view was not reflected in the minutes and she wanted to confirm that the board was ok with the application. Chair Brown acknowledged it.

### **Planning & Zoning Administrator's Report – Lucy St. John**

Ms. St. John gave a brief on the applications submitted. The Planning Board's agenda is being put together and will be posted by tomorrow. The materials for the applications are listed on the website for review; additional information is posted upon receipt. Full size applications can be reviewed at the Town Clerk's office. Any comments or concerns can be submitted to the DES. The Planning Board meeting is for Tuesday, January 23<sup>rd</sup>.

### **Subcommittee**

Chair Brown sent out a message looking for volunteers to work in advance of each meeting to review applications to be reviewed by the committee. It would be beneficial to have a few members review the applications and bring a summary of them to the regular meetings.

Ms. St. John agreed and suggested having meetings bi-weekly and informed the board that posting a notice of the meeting is required.

### **Easements and Land Acquisitions**

- *Clark Lookout* – The Conceptual Plan Expansion will be given at the Planning Board meeting. It is being amended to remove the three reserved rights and add 9 ½ acres to conservation easements.
- *Pleasant Street East & West* – Information will be posted on website Monday the 8<sup>th</sup> (article 18). Chair Brown gave a brief review.

Mr. Wilson voiced his concerns regarding the west side not having an easement. The excerpt that they were reviewing, leads one to believe the Town can take those three acres and either use or sell it for their purposes.

Mr. Brown explained that the whole reason the value of the three acres was brought up and what the tax card said is because the board was under criticism for proposing this land without knowing the true worth. It was suggested that it has no value and an easement is already in place, so why acquire it. We were pointing out that the land does have value and what the board's intentions were. When the Conservation is in charge of managing a property without an easement, periodic reviews are made to determine when and how an easement can be put in place.

Mr. Deegan explained that the process for selling would take a year and would have to be brought before the next Town meeting.

Mr. Wilson asked if the expansion plan is expensive to do.

Mr. Deegan explained the process. It's a relatively minor document changing the legal easement description to add the new lots.

Mr. Wilson said it would be beneficial, if it was agreed upon to do so, to emphasize that it is to be conservation land and manage it that way. We feel that having it in the hands of the Town is safer. He suggested rewording the example document to emphasize the intentions of the long term outlook for this and re-edit the article pertaining to the value.

Chair Brown said he understands what is being said and they have shown credibility with the concern of protecting Pleasant Lake by their efforts on the west side by maintaining water control and that it is still being monitored on a constant bases.

Mr. Deegan suggested rephrasing it to say, there is another buyer for this property and that the three acres could be used for commercial property.

Mr. Wilson agreed and reiterated that they were just trying to make suggestions. He said he will submit it to his executive board and would like to support them with those different ideas in mind.

Mr. Vernon will work with Mr. Wilson on rewording the article.

- *Clark Lookout Expansion Project* – Mr. Gelcius reviewed two handouts with the board that will be used for an outreach circulation. This will be posted in the Shopper directing people to their website, which has more information.
- Mr. Deegan gave a brief on the *Evergreen Point* property on Newport Road owned by Ausbon Sargent. Two more lots with no restriction adjacent were donated. They would like to change the description to the easement on Evergreen to include the two new lots.

**IT WAS MOVED (Andrew Deegan) AND SECONDED (Michael Gelcius) to accept the conservation easement from Ausbon Sargent. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **Trail Maps/ Updates**

- *Power Line/Hospital Trail* – Two legal documents are in circulation to Eversource, the Town and the Hospital for review.
- *Lyon Brook* – Two letters have been sent to land owners on Quail Run for the connector trails.

- *Low Plains* – Received great reviews from Steve Walker (LCIP). He sent the forms for the annual monitoring inspections from last year and forms for this year. He also suggested a stewardship plan to help manage the Forestry Wildlife Plan. It was also suggested that having a project manager to facilitate the Stewardship Program might help move the project forward and help with a timely completion. It was suggested that Chair Brown contact Leo Maslan to see if he would have time for such a project.

Spring cleaning is coming.

- ✓ The trail adopter list has been updated. Merrimack has been followed up with for the second time and they still have not replied.
- ✓ A letter was sent to Chief Andersen asking for getting help.

### **Other Business**

The next meeting of the Conservation Commission would be held on March 16, 2016 at 8:30am.

### **Motion to Adjourn**

**IT WAS MOVED (Dan Allan) AND SECONDED (Laura Alexander) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 9:41am

Respectfully submitted,

Dianne Richtmyer, Recording Secretary  
Town of New London