

DRAFT

Canterbury Conservation Commission

Meeting Minutes – January 11, 2021

Members Present by Phone or Zoom: Kelly Short (moderator), Ken Stern (acting chair), Ashley Ruprecht, Bob Steenson, Teresa Wyman, Bob Fife, Linda Fife, Steve Seron, Chris Blair

Members Absent: Sara Riordan

Guests: Bob and Sue Carson

Kelly opened the meeting at about 7 pm.

1 Meeting Minutes

K. Stern motion to accept the November 9, 2020 minutes. S. Seron seconded. All voted in favor. Minutes approved.

2 Items to review or discuss

○ 2.1 Sawyer's Ferry Forest timber harvest update

K. Stern said that the harvest has been completed and the revenue was greater than expected, about ~\$ 21,000 total, since a market for smaller diameter (6in) wood was found. A fair amount of timber remains on the property for another harvest in the future. There were no issues with neighbors during the harvesting.

K. Short said that when discussing the unknown boundary line on the property with the Board of Selectmen they said it may make sense to purchase the adjacent lot. A boundary line of agreement may also be a feasible option to resolve the issue.

2.2 Boles/Morning Dove property, Ames Rd.

B. Steenson provided an overview of 3 abutting parcels for sale that total 295 acres off Ames Rd. There have been previous proposals for a 55 and older community and then a campground in the past. The properties abuts a tree farm which is under conservation easement and other Town owned land. The previous owner was proposing a conservation easement on a portion of the land at one time. Bob and Sue Carson are interested in purchasing the properties to protect the land from development and build a single-family home. In order to build the home, a road waiver is needed because Ames Rd. is a Class VI road.

B. Steenson explained that the purchase and sales agreement for the properties has an approaching deadline so the Town is trying to get the necessary approvals as quickly as possible. The Road Agent would like to have a narrow spot on the road

widened and gravel added. The road is steep but they are not proposing to change the grade, and the road is not steeper than some of the other roads in town. Some trees will likely need to be removed in order to widen the road. There is discussion about fire truck access into the driveway of the home. The existing 2 homes on the road have not received road waivers.

B. Carson said he would like to partner with a local university to achieve wildlife habitat goals. The Carsons explained that they really would like to live in Canterbury and jumped at the opportunity to purchase the properties in order to build a single-family home. B. Carson said he could see putting the land into a conservation easement later down the road and is familiarizing himself with various conservation easements in town. B. Carson is hoping the road waiver is approved and has hired a contractor for the road upgrades.

K. Stern said he has walked the property before and that the previous owner did many of the necessary road upgrades. K. Stern said , in his opinion, a 3rd house that is before the first existing house on the road should not be an issue.

K. Short mentioned that the Conservation Commission is only advisory and while they can provide feedback, the end decision does not come from the Commission.

T. Wyman mentioned the noise from the Loudon Speedway which operates April to October, with occasional winter events. The Carsons were not aware of the noise but appreciated the input from T. Wyman for consideration.

K. Short explained that the Conservation Commission does have money allocated for a conservation easement in the future, and explained it would be an easement and not a covenant in the deed. K. Short said this was not a set in stone deal but wanted to make them aware of the opportunity.

B. Steenson said the next step is the Planning Board meeting on 1/12 and the Board of Selectmen will discuss with police, fire, and highway and is hoping to regroup at the next Board of Selectmen meeting in 1 week to have a vote on the road waiver.

K. Short said that doing extensive upgrades to the road may invite unwanted traffic, and prefers to make the road safe, but not a major roadway.

There is some discussion about the Conservation Commission's input on road waivers. B. Steenson said that a memo should be sent out to the Planning Board and Board of Selectmen to clarify.

K. Short will put together a list of the main points that were discussed during the meeting to provide to the Planning Board and Board of Selectmen.

○ 2.3 Decision Sharing Procedure

K. Short provided a brief overview of the decision sharing procedure. There were no comments or questions from other Commission members.

- **2.4 Rocky Pond Treatment**

K. Short said that the Rocky Pond Association reached out requesting additional funding from the Town for milfoil treatment. K. Short said that the 2021 budget is finalized and the 2021 budget has been submitted. K. Short asked for what the estimated cost of treatment is and what they are looking for the Town to budget. B. Steenson would like to know what the other abutting towns are contributing. K. Short will send the milfoil report to A. Ruprecht for her to review.

- **2.5 Intent to Cut forms from Assessor**

The Commission discussed cross checking the index of conserved properties with the parcels that have Intent to Cuts. Most of the conservation easements allow for forestry practices, and some have separate forestry management plans. K. Short will send out the index to Commission members and share the dropbox link.

- **2.6 Permits - Hoit Rd. Wetlands Permit**

K. Short provided an overview of NHDES Wetlands Permit the City of Concord has applied for to conduct work along Rt. 4, as part of the round-about project for the supermarket and other development proposed behind the Irving gas station off of exit 17 on Interstate 93. The Conservation Commission did not have any comments on the application at this time. A. Ruprecht said she believes the Commission has 30 days from the time the Town Clerk receives the application for the Conservation Commission to provide comments to NHDES. K. Short said she will check with the Town Clerk on when it was signed.

- **2.7 Budget Update**

K. Short said that the final Budget Committee meeting will be next Monday, and that the budget stands as it was originally submitted.

- **2.8 RSFCA rock removal project**

The scope of this project still needs to be determined in order to get a cost estimate. K. Short said that one of the piles of rocks was mentioned to possibly have historical value. B. Fife said that Harry Kinter believes they may have been from a cellar hole. K. Short said she will talk with Mark Stevens to review the situation.

- **2.9 Riverland report to LCHIP**

K. Stern sent a report to LCIP of the work that has been done on the property, and will also send this to Commission members.

- **2.10 Polly Ham Forest**

K. Stern explained there is a 495 acre parcel for sale called the Polly Ham Forest, off of Bean Hill Rd. which is a Class VI road. Most of the property was managed for timber as the owners also had a sawmill. The property is on the market for close to \$1 million and abuts 14,000 acres of open space, which would make ideal conservation land.

- **2.11 Glines Conservation Easement**

K. Stern explained that Five Rivers Conservation Trust is working with the property owners on addressing issues regarding the cows grazing and causing erosion on a wet portion of the land. To address the problem, installation of a fence, alternate water source for the cows, and possibly lining the basin with gravel to prevent erosion are proposed.

K. Stern said revisions of the easement are underway, regarding possibly removing a subsection regarding rare, threatened, and endangered species for ground disturbance. K. Stern believes Five Rivers Conservation Trust may agree to the removal of this subsection. It will likely be several more months until closing on the Conservation Easement.

- **2.12 2020 Easement monitoring results**

K. Stern said that Chris Kane completed the Conservation Easement monitoring for 2020. The report for Riverland pointed out brush removal David Day has conducted for access to the river. K. Stern said that he believes D. Day is within his rights after reviewing the conservation easement language. K. Stern suggested we should meet with D. Day to see what his future plans and goals are for the conservation easement.

K. Stern said the conservation easement off of Baptist Rd. was also flagged as having some disturbance. The neighbor made a trail to get to the pond, put a picnic table in the easement, and a boat in the water. There was some discussion about the history of this easement, determined to be the Dubois conservation easement.

3 Other Business

K. Short said that Lois Scribner will be the recording secretary for the Planning Board and also the Conservation Commission in the coming weeks. She may also be helping with administrative tasks for the Commission such as assisting with filing.

K. Short ran through the action item list from the last meeting. A. Ruprecht mailed thank you letters for the work at Riverland the first week of December. B. Steenson will work on a plan for the rescue equipment at Riverland, and had no further update on a potential conservation easement from Ron and Judy Nelson. K. Short asked if S. Riordan has officially become a member. B. Steenson believes so but is not positive. B. Steenson and K. Short said a public hearing for an ordinance regulating campgrounds will occur at the Planning Board meeting tomorrow.

B. Fife had concerns about people fishing on thin ice on Kimball Pond. There was discussion amongst the Commission on signage and it was determined that the Fire Chief would be the best person to address this issue. K. Short will inform the Fire Chief.

Next meeting Monday, February 8 at 7pm

4 Action Items

K. Short;

- Draft letter to be provided to the Planning Board and Board of Selectmen regarding the road waiver for the Carson's potential property purchase off Ames Rd.
- Send A. Ruprecht milfoil management plan for Rocky Pond.
- Ask Town Clerk receipt date of City of Concord NHDES Wetlands Permit for work off Hoit Rd.
- Send out the index to Commission members and share the dropbox link.
- Talk with Mark Stevens about the rock pile on the RSFCA to determine if there may be historical issues with their removal.
- Confirm if S. Riordan has been sworn in as a new member.
- Inform Fire Chief of thin ice hazard on Kimball Pond.

B. Steenson

- Find out more details about the plans for the donated rescue boxes at Riverland.

K. Stern;

- Send Riverland LCHIP report to Commission members.

A. Ruprecht

- Review Rocky Pond milfoil treatment plan.