

*These minutes are subject to possible corrections/revisions at a subsequent Exeter Conservation Commission meeting.*

## **Exeter Conservation Commission**

### *Draft Minutes*

Nowak Room, Exeter Town Offices

January 11, 2011

### **Call Meeting to Order**

Chairman Robert Aldrich called the meeting to order at 7:00 p.m. in the Nowak Room of the Exeter Town Offices. Members present were Maggie Matick, Jay Sullivan, Peter Richardson, Carlos Guindon, Don Briselden, Virginia Raub, Kristen Murphy, Natural Resource Planner, and Robert Aldrich, Chairman.

Following the introduction of members, the Chairman asked for public comment. There were no comments at this time.

### **Action Items**

#### **1. Proposed Early Expenses**

Kristen Murphy proposed the installation of the White Property sign to be completed early in the year, explaining that last year it was never completed. Ms. Murphy explained that the quote for the purchase (\$488) and installation (\$100) of a wooden sign would come to \$588. The alternative route would be to continue using Peter Richardson's correspondent who offered to construct signs for the ECC in the past. The Board would only need to provide him with the materials and design. The Board had no objections to the project and Robert Aldrich stated that either route would be acceptable, leaving the decision to Ms. Murphy.

Ms. Murphy also contacted several surveyors for estimates to check property boundaries, explaining that the range in prices was very wide. The price would ultimately depend on the characteristics of the property, specifically how complicated the boundary is, how easy the existing boundary markings are to find, encroachment sizes, and many other factors. One company quoted \$30.00 per hour with at least half a day of work while another quoted \$1,500.00 for the entire job. Ms. Murphy explained that the Board needs to decide how to approach potential encroachments when the boundary is questionable. Peter Richardson suggested the Board agree on a capped money amount to begin the work and several Commission members to help assist the surveyors to move the project along. The Board agreed that the Morrisette Property would be a good parcel of land to start with, deciding that the project should take anywhere between ten to sixteen hours for completion.

Peter Richardson moved to spend a minimum of \$300.00 to a maximum of \$500.00 for the surveying of the Morrisette Property, Carlos Guindon seconded: Vote unanimous.

## **2. Trail Planning**

Kristen Murphy stated that several members of the Trail Committee were interested in holding another meeting. Due to the recent discussions on subcommittees and how the Board plans to move forward, Ms. Murphy explained that she can either schedule a meeting this month or wait until the visioning session to hold a meeting. Robert Aldrich suggested scheduling a meeting this month because the Trail Committee will remain regardless of the visioning session. Mr. Aldrich also stated that it would be nice to use the feedback from that meeting for the visioning session, pointing out the importance of creating a priority list for trails early in the year.

Kristen Murphy also announced the opening of registration for the National Trails Day event, explaining that the first 500 registrants will receive a free starter kit. The Board agreed to plan the event for the first Saturday in June and began a discussion about where the event should be located. The Board agreed that using both the Oaklands and Raynes Properties would provide a good amount of public exposure to both conservation lands. Kristen Murphy agreed to send in the registration.

## **Follow-Up Items**

### **1. Budget Update**

Robert Aldrich stated that last night the Board of Selectman voted to push forward a general fund operating budget for the town to hold a public hearing next Monday night. Included in that budget would be a \$1,800 reduction in the ECC budget and would affect the trail management and maintenance account. Additionally, the Board of Selectman approved \$37,000 for the roof repair and silo demolition for the Raynes Farm, and \$85,000 for the Ryder Property to appear on the warrant articles. If there are no amendments made at the deliberative session on February 5<sup>th</sup>, both of those items will appear on the warrant articles in March. Peter Richardson encouraged the public to attend the deliberative session on February 5<sup>th</sup>, at 9:00 AM at the Exeter High School located at 1 Blue Hawk Drive. Mr. Richardson explained that there are a lot of opportunities to make changes during the deliberative sessions.

### **2. Natural Resource Inventory Contract and Subcommittee ID**

Robert Aldrich announced that after the Board met with two companies interviewing for the Natural Resource Inventory, the Commission chose Neatline Associates for the job. A contract was signed in December and they have already completed some preliminary work on the project. Mr. Aldrich explained the company hoped to introduce themselves during tonight's meeting but were unable to do so due to a prior conflict. It was agreed that a presentation of the work to be completed would be beneficial for the Commission, and the Board agreed to create a subcommittee in order to stay involved as much as possible with the project. Several members of the Commission showed interest in involvement including Carlos Guindon, Don Briselden,

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and Maggie Matick. Kristen Murphy suggested reaching out to other Boards so the final product can be used more broadly throughout the Town of Exeter. Mr. Aldrich agreed to invite members of those groups once a date for the presentation has been decided.

### **3. ECC Town Report**

Robert Aldrich thanked Kristen Murphy for compiling the ECC Town Report and stated that the report was submitted.

### **4. Elliot Property - resources map**

Robert Aldrich presented the Board with a mapping of the Elliot property currently available for purchase. The map, which was compiled by Kristen Murphy, outlined Watson Road as the accessible road as well as its connection to the Oaklands Forest and the Forest Ridge Property. During the December ECC meeting, Mr. Aldrich received a notification for the listed property through a real estate agent and the Board showed interest. It was recommended that the property information be forwarded to the Open Space committee for consideration.

### **5. Gallant Property - resources map**

Robert Aldrich explained that he has yet to contact Mr. Gallant regarding the Board's interest in the Gallant Property but presented a resource map completed by Kristen Murphy. The map shows how the property fits in with the Commission's other conserved lands, highlights areas marked as highest ranked habitat by New Hampshire Fish and Game, and points out its location with respect to existing trails. Mr. Gallant's letter, which was read during the December ECC meeting, explained that he is offering 10 acres of his land for purchase outright or through an easement and would be willing to speak with the Commission regarding more details. Mr. Aldrich agreed to contact Mr. Gallant to set up a meeting with the Board.

### **6. NHACC visioning session schedule**

Robert Aldrich thanked Peter Richardson for starting the discussion during the Revisions to the Bylaws about the Commission's priorities and intentions. The New Hampshire Association of Conservation Commissions has agreed to act as a moderator to walk the Board through a visioning session and has offered four available dates: February 12<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, and 26<sup>th</sup>. After discussion availability between the Commission members, it was agreed to offer Saturday, Feb 19<sup>th</sup> as another option, from 9:00 a.m. to 12:30 p.m. Mr. Aldrich agreed to confirm the date with the NHACC.

## **Regular Business**

### **1. Natural Resources Planner's Report**

Kristen Murphy stated that she received a copy of a conditional use permit for the Little Pine Lane property which will be going before the Planning Board on February 10<sup>th</sup>. The Planning Board has not required that the item come before the ECC at this time, but it may appear in the future. The property contains a large percentage of wetland buffer, leaving the buildable area to a limited location. Ms. Murphy explained that according to the Wetlands Ordinance, the applicant appears to be able to meet the eight criteria needed for a conditional use permit.

Robert Aldrich announced that the Linden Commons property has resurfaced and a construction schedule for a new road has been laid out. One condition of the wetlands permit is that at least 48 hours prior to the start of construction a preconstruction meeting shall be held with the ECC. Kristen Murphy has already been contacted to schedule a meeting on Friday January 14. Due to the rushed scheduling of this meeting, the Board will not be able to make that date and Ms. Murphy has requested another date. In order to move ahead with construction, the conditions of the wetlands permit requires the boundary monumentation to be in place and inspected by DES prior to starting construction and the Conservation Commission easement needs to be recorded prior to construction. Don Briselden pointed out that one of the conditions of the preconstruction meeting is that it shall be held at the project site or at the DES office. Mr. Briselden recommended that the Board meet at the project site in order to provide a more hands-on approach to the discussion. Mr. Aldrich suggested scheduling the meeting on site for 12:00 p.m. on January 21<sup>st</sup> in order to ensure full attendance from the ECC.

### **2. Treasurer's Report**

Virginia Raub presented the treasurer's report to the Board, providing each member with a printed report of the accounts and offering a more detailed outline of budget receipts and expenditures for the year. Robert Aldrich suggested that the detailed report should be made available in the Town Offices for the public. Don Briselden made a motion to accept the treasurer's report, Peter Richardson seconded: Vote unanimous.

### **3. Approval of Minutes: December 14, 2010**

Robert Aldrich stated that there were no minutes to approve.

### **4. Other Business**

Mr. Aldrich announced that the town offices will not be opening until 10:00 a.m. on the following day due to the snow storm. There was no additional business to discuss.

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## **5. Next Meeting: Date and Agenda Items**

The Board discussed meetings in February, agreeing that the Natural Resource Inventory presentation should be held during the usual monthly meeting on February 8. Robert Aldrich stated that due to the March 8 election day, the March ECC meeting will have to be rescheduled to either the 1<sup>st</sup> or the 15<sup>th</sup>. It was agreed to decide a date during the visioning session.

Peter Richardson moved to adjourn the meeting, Carlos Guindon seconded.

Chairman Robert Aldrich adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Gillian Baresich  
Recording Secretary