

## Meeting Minutes

### Mont Vernon Conservation Commission

**Meeting Date: March 8, 2018**

Meeting brought to order: 7:30 PM @ MV Town Hall

**Present: Joanne Draghetti, Jay Wilson, MaryJean MacGillivray, Michelle Riesselman, Judy Brophy, Jeff Johnson**

**7:35 Review February Minutes:** Minutes reviewed. Michelle asked that the minutes be amended to include additional comments regarding the Orchard Hill/John Slater Expedited Wetlands Permit Vote.

*Michelle requested that comments made by herself and Arthur Rounds be noted to reflect that they wanted to follow the DES Standard Review Process and wait until the ground was not frozen to evaluate the property in question. The CC agreed to include these comments and voted that the February 2018 Minutes will be corrected to reflect this change. Jay made a motion to accept the amendment, Judy seconded, motion passed all in favor.*

*Guest Speaker Chris Wells, Director of Piscataquog Land Conservancy was unable to make the meeting this evening due to weather. He is scheduled to come to our April Meeting.*

#### **7:50 New Business: Presentation and Motion to Pay Bills:**

**Kiosk for Archibald Property-** Larry Yetter, our past MVCC Chairperson, has volunteered to construct a small Kiosk for the Archibald Property and has submitted a list of supplies and lumber he will need. The list includes: concrete, lumber and the necessary hardware. Jeff made a motion to allow for all project expenses not to exceed \$225. Judy seconded. Motion Passed. Joanne will contact Larry to let him know the project is approved.

**Trail Markers for Hebert Lot-** In Arthur's absence tonight Joanne reviewed Arthur's work on trail marking at the Hebert Town Forest. Arthur has been working on opening up trails on this lot, and now is at the point where he wants to begin the trail marking. He has requested three different color trail markers to help differentiate the three trails. Joanne has looked into a source to purchase the markers and we should be able to combine the colors to meet the minimum order. The cost would be approximately 67 cents each. Arthur could use some help with this project and Jeff volunteered to give him a hand. We will catch up with Arthur next month for a status report.

#### **Old Business:**

**Carleton Pond Landscaping Committee Update** – Jay prepared a photo presentation of the pond and all its boundaries. The presentation divided the pond into separate work areas for the purpose of discussion. Each designated area (A-D) has specific requirements as the pond's environment and designated usage varies around the pond. Each area of the pond was discussed in regard to what items needed to be completed, and a time line for completion of the work. The wet winter flooding around pond this year has shown us that we will need additional fill in some areas to alleviate the problem. The highest priority now being the right side of pond that abuts the swampy area. Because the swamp itself is elevated, it has overflowed into the Pond and needs to be diverted. We will bring in additional fill to raise that area above flood line. There is another low area on left side of pond that will receive some

stabilizing fill to correct a wet area. The areas that need additional fill are top priority, and will be addressed as soon as possible. The walkway was also discussed as to the best location. The left side of the pond is the optimal place to start the walkway. We discussed width options for the walkway and

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concluded that a 5-6 foot width would provide good access for all potential users. Additional sections of

the walkway will be discussed as needed at a later date. In the front of the pond we discussed making a grassy green area for recreation, park benches along front wall of pond, and possible options for some fencing along front of wall as well. There will be no auto access along front of pond. (There will be room for some parking just off the road to the left of front.) Over the next few months the CC will be looking at many options for landscaping around the pond and will be consulting with a “volunteer” professional for some recommendations.

### **Discuss Preparation for Town Meeting, March 14, 2018**

1. Review Draft of Handout for Warrant Article. Jay suggested we update the verbiage to:

*This year we are completing our final grating, landscaping and tree planting phase.*

The MVCC Warrant Article – The CC is asking the Town for \$10K to complete the final grating, loaming and seeding and the walkway. We will continue to pursue grant options and donations to help with this project. The CC will have a small table with handouts at the Town Meeting, approximately 1 hour prior to meeting. Joanne & MaryJean will set up information table.

### **Review Correspondence:**

Joanne received communication from Attorney Tom Quinn who has looked into a title issue at the Hebert Town Forest for the CC. This investigation involved a small portion of property that is part of the Hebert Lot. To date Attorney Quinn’s research has not been able to clear the Title or discover any previous owners or heirs for this piece of property. The property dates back 130 or more years and there has been no information available regarding any prior ownership. The MVCC discussed continuing to pursue this issue with Attorney Quinn. The CC concluded that given that Attorney Quinn was not able to discover any information or reference to this property, and the additional legal cost of \$5000-\$6000 to the town, the MVCC would not pursue any further investigation of this property with Attorney Quinn. **Jay made a motion to accept Hebert Town Forest as is.** Michelle seconded. All members agreed to not continue with this investigation. *Joanne will call Attorney Tom Quinn regarding our decision* and to close the file on the Hebert Town Forest.

### **New Business – Old Mill Estates, Planning Board Update – Michelle**

The Old Mill Estates Property has been purchased by a builder and has been subdivided into ¼ acre house lots. In the deed there is 51 Acres of property for the purpose of open space, presumably with public access. At this point in time we do not know what are the stipulations in the original Asselin Deed.

### **Questions we need to ask:**

Who is responsible for 51 acres (residents, town or other)

Is there a CC Easement

Is it deeded to residents or public

What is the land configuration of the 51 acres

If no public access designation (What does that mean?) No public access AREA or No public at all.

Lots of questions! To be continued at April Meeting.

Michelle will research plans/deed and bring information to next meeting.

**9:40** Joanne reviewed what our guest speaker Chris Wells of Piscataquog Land Conservancy would be interested in discussing with MVCC at our April Meeting... We all need to be prepared.

**9:45 Judy made a motion to adjourn, Michelle seconded**

Respectfully Submitted, MaryJean MacGillivray

Next Meeting: April 11, 2018

**Next CC Meeting April 11, 2018**