

Meeting Minutes

Mont Vernon Conservation Commission

Meeting Date: May 10, 2017

Meeting brought to order: 7:34 PM @ MV Town Hall

Present: Joanne Draghetti, David Hagg, Shelley Brooks, MaryJean MacGillivray

Jay Wilson, Tom Wahle, Annette Immorlica, PB Rep.

Joanne Draghetti called the meeting to order @ 7:35 PM

Review April Minutes: Shelley made a motion to accept minutes as read and David seconded.

All members in agreement. April Minutes Accepted.

7:45 Review Correspondence: David Hagg reported that no correspondence was received.

7:50 Old Business:

Fund Raising/Grants—Shelley is exploring a handicapped specific grant from the Christopher Reeves Foundation that could be applicable to the Carleton Pond Project; specifically the walking/wheelchair access around the pond. Shelley and MaryJean are planning a visit to the Crotchet Mtn. Rehabilitation Center to obtain information on possible grant opportunities as well as ideas and suggestions on the handicapped accessible path that we have planned for the Carleton Pond Project.

NRPC Maps ---Shelley has contacted the NRPC regarding updating our town map. The NRPC will update and reproduce a town map for the MVCC that will include all pertinent data, i.e., Tax Lot #'s.

This is an important step in having accurate information for maintaining town properties.

Spring Gala—Shelley plans to be there to present the Ice Out Trophy and is considering having a table to educate people on the Invasive Species in our backyards. Shelley also shared the news that there is a new Bio-control for Swallow Wart that has been successful but is still in the early stages. The CC will have to keep posted on this issue as Swallow Wart is a big problem in many Mont Vernon backyards.

Carleton Pond Project: The MV Selectmen have requested that the MVCC start work on Carleton Pond.

At this time, there isn't enough money in the budget to complete the entire Carleton Pond Project, so Jay has been working on a cost analysis plan that would get the project started. This requires assessing the various priorities of the project. Jay presented a plan that identified the essentials to begin the project, and a cost analysis of those items that we could work with. Jay would like to put the project out to bid as soon as possible. The CC agreed that we should advertise for a contractor with a formal notice in the local newspaper, as well as posting a formal notice at the Town Hall and the McCollum Bldg. Jay will get the **notice to bid** in the newspaper as well as posting the notice. Joanne will email the Selectmen to update them on our progress. Because there is some urgency involved with coordinating this project, Jay made a motion to move our June meeting to the 1st week in June, which will be Wednesday, June 7th. MaryJean seconded the motion, and all were in agreement. If the Town Hall is not available for this meeting, Jay volunteered the Fire Station. At the June 7th meeting the CC expects that we will have received the contractor bids, and be able to select a contractor for the project, which will give

us an *updated cost of construction figure*. If the town funds are available, we should be able to get started and move forward with the project. If we do not have sufficient funds to start the project, we will have to go back to the Selectmen and develop a new time table/strategy.

2.

Orchard Hill Development Update – Annette Immorlica reported to the CC that the Planning Board gave Mr. Vaughn/Developer and Chad Bannon/ Fieldstone conditional approval on their proposed development. This means that the public hearings have been closed and any additional contingencies will have automatic approval. Annette stated that the developer will have a 25 foot corridor on Upton Road that will not allow through access from Upton Road. This translates to mean no development off Upton Road. The road specs for Purgatory Road will be 18 feet wide with 2 foot shoulders.

Joanne brought up the *proposed conservation easement* that is across from the Wah Lum property along Purgatory Road and proposed trail easement which connects to Upton Road via Lots 124-9 and 124-5. The caveat for the CC is that Mr. Vaughn is asking the CC to pay for the cost of drawing up the legal documents required for these easements. Because of the legal costs associated with doing this, Joanne suggested that we contact the LGC (Legal Government Center) and or the NH Assoc. Of CC to see if they have a standard easement that could be adaptable to our situation. Joanne is hopeful that we can obtain a template from the resources available to us so that we can keep the legal costs of placing a conservation easement on this property at a minimum. Jay suggested that there is a line item in the CC Budget for Legal Fees, and if we have any associated legal costs, we may be able to address them through the budget. Jay further suggested that once we have a copy of an applicable easement that is tailored for the Orchard Hill Property, we should send a copy of the easement to Mr. Vaughn and request his approval in writing with a time line contingency.

Wetlands Violations—What are the standard Procedures that the CC needs to follow? In the pursuit of information Joanne reached out to Barbara Richter from the NH Assoc of Conservation Commissions. She sent the MVCC information in regard to managing wetlands violations and is also willing to come to meet with the MVCC to address our concerns and educate us on what procedures we need to follow.

Joanne has made a copy of the info that she sent and we can use as a reference tool. This info gives us a basic tool moving forward but given the complexity of some of the possible scenarios, Joanne would like to contact her to arrange a meeting where she could address some of the specifics. David referenced a couple of questions that he has, and suggested that we could develop a list of our concerns

before our meeting with her. Joanne suggested that we could pursue meeting with Barbara Richter sometime in June or sometime in the fall depending her availability. Joanne will contact her to move forward on this.

Timber Trespass –As of this date the trespass is still being investigated. Shelley Brooks walked the property of concern and has sent the GPS coordinates to Lauri in the Selectmen's Office.

Town Owned Properties - Selectmen have suggested that the CC might want to have the town owned properties surveyed. Joanne compiled a list of the town owned properties and feels once we exclude

the municipal buildings and properties as well as subdivisions, the list is not as overwhelming. Shelley has found that some of the older properties might be more difficult and some of the larger properties may also be more complicated. Shelley during her research has found some of the old deeds that did not have any reference point to identify them. Jay suggested that they are probably warranty deeds and in order to find the location it might involve researching back over several deeds. The selectmen's minutes for that year might have information that could help the research. Shelley is documenting the deeds that she is finding the information needed on and printing a copy of the deed. This is a work in progress. David suggested that having the properties surveyed is important and possibly by doing one a year would begin the process.

9:45 Joanne made a motion to adjourn, MJ seconded, all agreed-----**Next Meeting June 7, 2017**

Respectfully Submitted, MaryJean MacGillivray, Secretary