

Meeting Minutes

Mont Vernon Conservation Commission

Meeting Date: October 11, 2017

Present: Jay Wilson, MaryJean MacGillivray, Garth Witty,

Judy Brophy, Michelle Riesselman, Arthur Rounds

Planning Board Representative- Annette Immorlicia

Meeting brought to order: 7:35 PM @ MV Fire Station

7:35-7:45 Review September Minutes: Michelle questioned information in the minutes that referred to a surveying expense charge in the proposed budget. Jay explained the reason for the charge. Michelle made a motion to accept minutes as read, and Arthur seconded. All members were in agreement. September Minutes Accepted.

7:45 Planning Board Update – Annette Immorlicia, regarding new **Driveway Ordinance**

There were some questions regarding the ease of the application procedure that was quite lengthy. Annette clarified some of the questions regarding the driveway permit checklist. Jay also added that some of the forms requested will be available at the town hall and DPW will also have some forms as well. Arthur asked if this new ordinance was only for new construction. Jay replied that anything that is in existence today has already been accepted, so this will only impact a new driveway going in. At that point, Annette clarified the question by stating that if an existing driveway was to undergo a massive reconstruction it would be subject to the New Ordinance. Also, if a homeowner were to put in a second driveway that would come under this new ordinance as well. Jay asked the CC if there were any further questions. There were none. Annette asked if we could get our response to the PB before their next meeting on the 20th. At this point the CC did not have any further questions or comments and Jay will email Bill with our response prior to the 20th.

Annette also informed the CC that the PB approved the Brett Vaughn Orchard Hill Development. The easement on the wetland portion was surveyed as part of his total plan. Mr. Vaughn would like the CC

to pay for their portion of the legal costs for easement portion of the legal fees. This would only encompass the wetlands portion of the development. Arthur asked Annette if she know what the CC portion of the legal fees would be. She did not have that information. It appears that this information on the easement was just received by the Selectmen's office and the CC has not had an opportunity to review. *The question put before the CC was would the CC be willing to pay for the wetlands portion of the legal costs?* After considerable discussion and a majority vote by the CC, it was determined that the CC would only pay for the *wetlands portion of the legal cost, if and only if, the easement for this wetlands was **deeded to the town as public property***. If Mr. Vaughn **does agree** to that stipulation, the CC voted to pay for the CC portion of the legal fees, not to exceed \$300. It was also decided that before we could go forward with Mr. Vaughn, the MVCC wants to review the wetland easement received this morning by Mr. Vaughn in order to clarify what, if any, changes may have been made to the easement language. The CC will need to go to the Selectmen's office tomorrow morning to review. Jay asked what members of the CC who could attend the *recessed meeting* tomorrow AM at the Town Hall. Arthur, Judy, Michelle and MaryJean responded and will plan to attend. Annette also brought a question from Chip Spaulding from the PB regarding the Carleton Pond reconstruction. Specifically, questioning the drainage plan for the pond. Jay was able to update Annette on the plan, and assured her that the dropped culvert has been carefully engineered and will have the proper drainage. Jay further

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stated that the Carleton Pond excavation upgrade should be completed by mid November. The beautification and walkway around pond will begin, hopefully, in 2018. Shelley Brooks has been looking into funding for this part of the project and will be able to update us next month on the progress.

8:40 Correspondence – Annual dues request from the NH Association of Conservation Commissions for \$275. MaryJean made a motion to pay, Michelle seconded.

8:42 Budget Discussion – Jay presented an overview of the budgeted items with emphasis on **461250: Land/View Management**. Joanne reached out to *FB Environmental Assoc.* in Portsmouth for help in developing a comprehensive wetlands ordinances and mapping which will also take into consideration natural resource protections, and possibly also include a natural resource inventory and soils assessment. This would be the first step in having comprehensive documentation on all our conservation properties. We will continue to look at additional resources for help, but at this time we feel that this addition to our budget is warranted. This will bring the CC total budget to \$17,700. Garth made a motion to accept, MaryJean seconded and all in favor. **Budget as discussed approved by all.**

8:50 Jeff Johnson introduced himself to the CC and is interested in joining the CC as an alternate. He served on the MVCC in the past, and would like to serve again. He shared his background and interests with the commission and was welcomed into the commission. The CC will send a letter of recommendation to the Selectmen so that he will be officially on the CC.

8:55 Pinchard Property Site Walk -Joanne, Shelley and MaryJean walked with Mr. Pinchard on the 12 acre property he is offering to the Town of MV to be held in conservation. This property is located off of the Francestown TPK. The property consists of 12 acres (Tax Map 6-26-1) The property has been surveyed with granite markers in the corners of the property and has beautiful stonewalls that help define the boundaries. There are also babbling brooks and stands of old growth trees. It also appears that this property was probably harvested a long time ago as the forest is not dense or overgrown. It also abuts to another large track of conservation land in New Boston called the Frances Hildreth Townes Forest, owned by NE forestry Foundation. Jay suggested that we let Mr. Pinchard know that the MVCC is very appreciative of his offer and would like to review again with him his wishes for this property. Jay further suggested that we create a photo documentation of the property which would provide a visual guide of the property in its current state, and would assist the CC in the future for maintaining the property in its natural state. The MVCC will review again next month to clarify the details of this donated parcel, and develop the language necessary for the easement before we get back in touch with Mr. Pinchard. Arthur Rounds offered to go out and photo shoot the property with assistance from other members of the CC. We will try to complete before our next meeting. Jay suggested that we *table until November's meeting any action on the Pinchard Property.*

Cheever Lane Trespass: Update – The selectmen have told the builder to fix the Cheever Lane conservation land access by November 15. Until the conservation access is restored, the permits for the builder will be on hold.

New Business – The CC Warrant Articles need to be submitted to the town this month. We will be submitting a warrant article to cover the cost of establishing confirmed town boundary markers for the town owned properties. Jay suggested that Meridian Survey in Milford would be a good option for the job. Jay will contact for the View Lots. Jay suggested that the CC have a discussion on a plan to set a schedule for the surveying of other town owned properties. He would like to finalize up at our Nov and Dec meetings a survey schedule for going forward. We should then get the Selectmen involved for planning purposes going forward.

Jeff Johnson – New CC Member candidate

Jeff would like to join the CC as an alternate. He has lived in Mont Vernon since 1988 and is in a position now where he would like to give back to the community. Garth made a motion to accept Jeff Johnson as an alternate, Michelle seconded. All in favor! We now need to notify the selectmen that Jeff has been accepted as an alternate on the CC.

Approval for Mowing of the fields to be done late October at North Wah Lum \$300, Lou Springer;

Dow Road parking/kiosk area, \$100, Lou Springer; View Lots \$200, Fred Reis. Jay made a motion to expend the funds (\$600) for mowing; Garth seconded, all CC in agreement.

Springer Easement – Springer Easement is due to be reviewed and walked. Jay asked for a volunteer to contact Lou to arrange a time for a site walk. This will also involve the reporting of the walk to SPNHF by filling out an evaluation form. MaryJean volunteered to contact Lou and set up a time. Jay asked MJ to email out to the CC the date and time of the walk in case there were any another members that would like to participate. Michelle said that she would be interested if the timing worked with her schedule.. Jay said the forms are online to send the report to SPNF.

Public Time -Annette asked if the easement would go with the above mentioned “Springer property if it should be sold. Jay responded that it would.

Arthur Rounds mentioned that he came across people at the upper falls who had come from Boston to photograph the falls and had no idea that it was hunting season. Jay responded that on the town website that hunting season dates are mentioned. The entrance to the upper fall is in Lyndeborough and they do not have a Kiosk at the upper falls. Jay suggested that we are planning on getting in touch with the Lyndeborough CC and will bring this up. There could also be an option of having our own Mini Kiosk at the upper falls. Jay also shared that there have been eleven rescues by phone because people are not using common sense when hiking in the woods. Garth added that Fish & Game does have some signage that we may be able to post that would be applicable to this situation. Jay said that he will contact F&G regarding signage to see if they have any stock signage that would be helpful to our situation.

9:15 – Meeting recessed to Thursday, October 12th at 10 AM at Town Offices to review Orchard Hill Dev. Language and any proposed changes by Mr. Vaughn regarding the procurement of the easement. Jay asked for volunteers as we would need a quorum. Judy Brophy, Michelle Riesselman, Arthur Rounds, MJ MacGillivary & Jay Wilson will attend and we will have a quorum.

Garth notified the CC that he would not be able to make the November meeting.

9:20 -Meeting recessed to Thursday, 10/12/17 @ 10 AM

Respectfully submitted,

MaryJean MacGillivary, Secretary