

Campton Conservation Commission Meeting Minutes
July 15, 2009; 7:30 pm
Campton Historical Building

Members Present: Jess Halm, Melissa Greenawalt-Yelle, Jane Kellogg, Lisa Doner, Jules Doner, Tammy Wooster

1. Pattee House Sale:

a. Sale Pending; any Updates?

Melissa said that there was nothing new to report from Harry Hughen since our last meeting where we agreed to reduce the house price by \$1,000.00. Jane briefly spoke with Harry, who said he had called the buyer's realtor and hasn't heard back. Harry also said that Marsh Morgan told him that the Select Board was ok with our price reduction.

Harry will let us know when he learns anything new. Lisa suggested that we request a bank guarantee letter showing that the buyer has met all of the criteria for financing. Melissa replied that the sale pending sign went up a few days after our last contact with the buyer and all agreed that we should assume the sale is moving forward unless we hear otherwise. Melissa will contact Harry once a week for potential updates and communicate back to the rest of us.

b. Other Issues: Jules tore down the metal shed near the house and said there were four telephone pole posts remaining on site. He will deliver the corrugated metal roof material to Melissa's house.

Jane consulted her cousin who is a surveyor about the unknown corner post issue. She learned that a surveyor would not place a corner stake based on the deed language without conducting a formal survey with equipment. Jane thought that we should wait until after the house sale and then approximate a corner stake location together as a group, including the new owner. If in the future we need to have an official survey, it would cost about \$1,000.00. All agreed that we could easily estimate the stake's whereabouts based on the three known corners. This task will be placed on the September "to do" calendar, assuming the closing takes place in August.

2. Pattee Property:

a. Update on DRED Trails Proposal:

Jess hasn't heard from Bob Hardy since she wrote to him at the end of June. To date, he has met with a Board consisting of different interest groups to present our trail proposal. He was supposed to report back to Jess with the board's response. Jess will continue to contact him.

b. Upcoming maintenance/work day

The first work item discussed was the need for some signage introducing the newly named Pattee Conservation Park. All agreed that it would be preferable to get signs up before snowfall, and recalled having budgeted monies specifically for this purpose. Sign locations were discussed and it was decided to place the sign with the property's name at the corner where Blair Rd. meets Rte 175. A smaller sign with an arrow indicating where to park will be placed near the driveway entrance. Jules noted that we should be sure to put the parking sign far enough off of the road to avoid plow damage. He reminded us that there were 10' untreated posts left from the shed tear out that could be put to use. Jane said she would ask Ron Reynolds for possible help with routing. Tammy said that her husband Eric would love to build a kiosk at the site where the proposed trails lead into the State Forest.

The topic of what to do with the remaining "outhouse" shed was discussed and it was decided that it may be worthwhile to look at it together to see if any of the materials are salvageable. Next Tuesday, July 21st at 12:20 will be a work day to remove the shed. Jules will bring his trailer.

c. Parking lot/driveway permit:

The question of whether a permit is required to create a driveway/parking area is still unknown. Jane will try and resolve this by calling Campton and or Ashland DOT. Jules will mow where the staked out parking area is. It was decided that some gravel fill and leveling work may be needed to smooth the transition between pavement and grass at the proposed driveway entrance. Jess will call Butch Bain to discuss this possibility.

3. BWNA:

a. Roadside sign:

The subject of placing a sign along Rte 3 to alert passersby of the upcoming BWNA was revisited. It is known that there is a highway setback requirement which rules out a ground posted sign. The Tuesday 7/21 workday will begin at the BWNA to investigate the possibility of hanging a sign from some trees. Melissa reminded us that Leah Gray's \$500.00 donation could be used for a sign.

b. Other Maintenance:

Jane asked if we could perhaps use some of the donation money to purchase more gravel fill for the back of the parking lot. Jules estimated the cost to be around \$150.00. All agreed that we could estimate the size of the area needed to be filled on the upcoming workday, and then call around for an estimate. Jess offered to call Johnston Bros. and ask them to take a look at it. Jules said he would ask someone he knew for hire as well. Lastly, some brush cutting will need to be done on the workday where sumac and other vegetation have mounded at the edge of the parking area.

c. Riverbank erosion control:

Jess proposed that we table this issue until a later time. Melissa agreed and added that the problem is not worsening.

4. Beebe River/Yankee Lands Update:

Jane contacted Roger LaRochelle to inquire about a contact person to approach about the ORV damage. Roger only offered that the land was managed by Yankee. Jules reported that Butch Bain's crew was not responsible for putting up the wooden stakes and flagging. Lisa asked if the flagging was still there because it had been torn down at one time. Melissa said new flagging was in place, and so was the DES sign warning of fines for ORV use. Lisa said it was the same sign that she had mailed along with the letter to Yankee, and that it was encouraging that at least some action, however limited had been taken.

5. FYI Items:

a. Planning Board/PRLAC Update:

Jane reported that the DES Mitigation Coordinator attended the June PRLAC meeting to give an update on the in lieu wetland mitigation fee program. The first round of mitigation funds are now being dispersed to two river groups. Next year the Pemi watershed area may be among the next group of recipients. Jane said there are two project areas given priority for grant money: wetland restoration projects, and land conservation projects. Jane referred us the website for more information including the grant application and examples of projects completed/underway. She suggested that we target a meeting to look at these materials so we can hit the ground running when the funds become available. Jess reviewed future meeting plans and proposed that October would be a good time for this effort.

A quick discussion followed concerning possible projects, most notably the protection of our aquifer, and invasives. Jane mentioned that she ran into John Whitney from the CVP and that his group was extremely busy with a new water line project.

b. Steep driveway Update:

Lisa reported that she was encouraged to see some conduit alongside the Eastern Corners Road driveway, presumably to be used as a culvert to handle runoff.

- c. Historical Society House Tour: Will take place July 18th. Melissa will be giving a BWNA tour that day as well.
- d. Old Home Day: is August 8th. All agreed that we were running out of time to do anything more than have a display table. Jess expressed that we should have materials on hand announcing the PCP and encouraging people to visit BWNA.
- e. River Access Inquiry: Jess has been asked by a neighbor about a friend with river access along Rte 49 across from the Branch Brook Campground. This landowner has asked about options and whether the CCC would have an interest in the property. The land is heavily used as a river access point. Lisa suggested that Jess refer the person to Parks & Recreation. Jess will also send along a conservation packet.
- f. Reminder: One hour of the CCC Sept. meeting will be devoted to GIS brainstorming.

Meeting adjourned: 9:20pm
Next meeting: Wed. Aug 12th, 2009; 7:30 pm

