

**Campton Conservation Commission Meeting Minutes**  
**May 13, 2009; 7:30pm**

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

**1) Pattee House Sale Update:**

a. Septic

Jess summarized the house sale status to date and how the house is still not listed due to a newly discovered septic issue. Realtor Joe Macord had requested that we investigate the septic system since listing it as unknown may raise a red flag and providing more information would prove more favorable for bank financing.

After a site visit by Al's Septic of Sanbornton it was found that the septic tank may have a crack, since the water level was ~4 ft. below the outflow pipe. Lisa and Jules suggested that we run the house water system in an attempt to bring the water level up and observe if there is actually leakage. Lisa suggested the water level may be low from evaporation and from the system being inactive for so long. Jess said that Ron Reynolds also suggested this test. Jules asked how much it would cost to pump the tank, to which Jess said about \$150-\$300. Jules added that the cost of pumping the tank wouldn't be affected by the higher water level since a minimum rate is charged for tank capacity. Jules and Lisa agreed to test the system some time this week and use a dipstick to monitor the water level.

Jess continued explaining that she researched the costs of tank replacement for the purposes of providing the information to the buyer if we decided not to take action. Leigh Johnston provided a quote of \$3,250 for the removal, disposal and replacement of the tank, as well as mulching and seeding the area. This figure does not include pumping.

b. House Inspection

Jess said that Joe Macord was insistent on a house inspection to uncover other potential problems with the house and that he wouldn't list the house without one. Jules had a conversation with realtor Woody Miller from Old Mill properties who also suggested a house inspection which would allow us to set a reasonable price and avoid renegotiating upon a buyers house inspection.

Lisa said that Woody also provided a computer generated market analysis which she handed out for review. Jess provided a similar market analysis provided by a Campton realtor who is also willing to list the house.

Jess proposed that the preferred plan is to move forward selling the house "as is", with full disclosure of its problems. Lisa said that in the event that the septic needs to be replaced, banks may be unwilling to provide a loan for a house in "unusable" condition. She learned through her conversation with Woody Miller that one way around this problem would be to escrow the septic replacement cost which would guarantee that the work will be done. Lisa stated that another reason not to replace the septic is that if a buyer wishes to enlarge the footprint of the house the likely spot would be over the septic which would need to be

relocated. As a final point Lisa said that a loan officer told her that appraised values are coming down, which will, in turn force listing prices in the same direction. Finally, Jess reminded us that we will eventually need to have a deed written up and proposed contacting attorneys Conklin & Reynolds or Brian Ray. Jess made a motion to pursue listing the house at a reduced cost with full disclosure of its problems for the sake of focusing our energy toward conservation matters. Lisa seconded the motion, and all were in favor.

The conversation turned to choosing either Harry Hughen or Woody Miller as the new listing agent. All agreed that it would be prudent to go with Harry Hughen, since he is local and would be likely to show the house to more prospective buyers. Jess will contact Harry and ask him to proceed with listing the house. We will move forward with an inspection if Harry recommends, and if secondary inspections are warranted we will leave them to the buyer. Jess will be away on vacation for three weeks beginning May 20<sup>th</sup>, and Melissa will be the designated contact person for Harry. Jess will also draft a letter to Joe Macord explaining our decision and send it around for review. The subject of whether to provide a house sale update to the SelectBoard was discussed and it was decided that the minutes would suffice as an update.

## **2) BWNA**

- a. Trails cleanup: Melissa reported that only minor trail clean up is needed which involves pushing a few small trees out of the way. It can be done by any commission member during a visit rather than organizing a work day. Melissa took the sign down and the parking lot is open for the summer.
- b. Roadside sign: This topic was tabled until Jane's return.
- c. Gravel for parking Lot: Jane recently sent an e-mail around describing the parking lot condition. She raked some divots out and thought some gravel fill was needed, especially in the "lip area" where the pavement meets the dirt. Jules will pick up a load of gravel on Friday and Tammy will meet him at the BWNA Saturday morning at 8:30 to unload. Jess suggested that Jules ask Campton Sand & Gravel if they would be willing to donate the gravel.

## **3) PCP Trails (Pattee Conservation Park)**

Jess has not heard from Bob Hardy since the trail walk on April 22<sup>nd</sup>. We are waiting for a map of GPS coordinates from Bob and hope to present a trail plan sometime in early June. Melissa asked whether some kind of permit is required for the driveway/parking area. The answer was unknown and will be revisited when Jane returns.

## **4) Eastern Corners Road**

- a. Steep Driveway Issue: Lisa described the sequence of events following multiple inquiries about a steep driveway and its potential impact to an adjacent wetland. Concerns were initially raised when a Holderness resident was visiting a neighbor of the property. This resident called Jane, and Jane and Lisa went to look at the wetland which did not appear to be impacted. Lisa and Jane then made a site visit with the property owner who was very accommodating. He had started the driveway 2 winters ago, which is extremely steep and has two switchbacks. The landowner has made an effort to control runoff and erosion by diverting flow through multiple culverts, reinforced ditches, sediment ponds and debris piles. The discussion was positive and Lisa and Jane made further

recommendations to the landowner. Their concern was that although measures taken to date have prevented impact to the wetland, this may not be the case in the event of a significant rain event. Lisa and Jane informed the landowner that they were going to follow up with a letter detailing their discussion. Lisa read the letter aloud and the following recommendations discussed were as follows:

- Replace debris pile with more durable barriers (i.e. silt fences/boulders)
- Increase the capacity of the culvert at the first switchback
- Surface the driveway with gravel
- Dredge the settling ponds frequently
- Keep the culverts cleared
- Install erosion control fabric/mesh along banks
- Invite the CCC for site visits at critical project phases

The question of a driveway permitting process was posed again and all agreed that we should ask Jane since it is a Planning Board issue.

b. Beebe River Crossing Revisited:

Lisa shared some recent photos of the Beebe River crossing site which has now become a serious problem. There are fresh tire tracks (likely ATV) and deep gullies are now forming which pose a potential washout risk to the road above, in addition to sediment plume impacts to the river. To date there has been no response from the landowner to the letter the CCC sent in the fall documenting the problem. Lisa will draft a formal complaint letter to DES in hopes of resolving this issue.

**5) GIS “wish list”**

Jess reported that May and Ron Reynolds are making great progress working with the GIS database and that we should all be thinking of ways to utilize this technology. One important task would be to create a vernal pool GIS layer. We will dedicate one hour of our September meeting to brainstorming ideas on this subject.

**6) Public Outreach Efforts for 2009:**

Public Outreach has been put on the back burner due to the time commitment and demands of Pattee property issues. Melissa noted that she will be giving a nature walk at the BWNA for the Historical Society.

**7) Groundwater Next Steps?**

No response from the CVP members who did not attend the recent NH Water Resources Primer meeting at PSU. The North Country Council will be hosting the same primer meeting in Bethlehem on May 27<sup>th</sup> at 6pm. Jess will forward the meeting info. to the CVP. Lisa has a hard copy of the primer which is the Town’s copy. She will put it in our file until Jane’s return, at which time Jane can bring it to the attention of the Planning Board. The CCC also has a CD copy on file.

**8) FYI Items:**

- a. PRLAC : Melissa reported via Jane that the In lieu fee program funds have not become available to the Pemi area yet but are due soon. This will be a resource to tap into for conservation projects.
- b. Protected River Signs: are UP, due to the help of Butch Bain.
- c. Conservation Easement info: Jane made a phone call to the Ellsworth Hill resident as a follow up to the packet mailing. The landowner was grateful but not interested at this time.
- d. River Access Conservation Lands: Jess reported that she was contacted by the owner of a property with river access off Rte. 49 west. The owner was asking basic questions about the land donation process. Something to think about in the future, and we can send him an easement packet in the meantime.
- e. Old Home Day: Paul Yelle e-mailed Melissa and Jess inquiring about CCC involvement/interest in the event. We will likely have a table.

Meeting Adjourned 9:55pm  
Next meeting: Wed June 10<sup>th</sup>, **7:30pm**