

## Campton Conservation Commission

May 6, 2020 @ 7 PM (via Zoom)

Chair: Jane. Taking Notes: Rebecca Members: Jess, Shannon, Dick, Dan - Called to order at 7:03pm

Present: Dane Miller, Tom Howard, Michele, Kevin Miller, Sara Miller, Melissa Miller,

(\*Google Drive files to go with these agenda items)

**1. \*April Minutes:** Minor correction to word choice - approved.

**2. \*May 22 West Branch Brook Forest (WBBF) Public Hearing minutes:** Jane read names of those present, designation to residents vs. non-residents; Jane asked for motion to approve, Dan made motion, Rebecca seconded - approved.

**3. Review WBBF project appeal outreach to date:**

- a. # letters/emails sent (commissioners report their numbers to minute #s) - Dan will update the receipt for donations - to include Town of Campton, CCC info, etc.
- b. questions re: tax deduction, return of donation if project fails to succeed
- c. thank you letters: form letter, personal note? timing? - Rebecca will look at the receipt template, and all will send thank yous when that is ready.

**4. Tom Howard update on WBBF project:**

There is a counter offer on parcel 3-1-1. He appreciates the patience of CCC and Green Acre Woodlands (GAW) was in discussion. Foreco represents GAW, and Tom shared our interest, since they were in talks with another boundary abutter (doing a boundary line adjustment). A need for a surveyor led to Bertie - 72 acres with boundary line moved to the "ridgeline" - they are asking \$130,000 for the adjusted parcel and to keep P&S as simple as possible. They are agreeable to a CCC contingency but would like to keep price firm, (no 10% +/-) but are willing to consider a longer timeframe. Tom will be facilitator, involved with Foreco on some other projects as well. Not risky for CCC with P&S but firm price; Tom's opinion is that they are offering a straightforward proposal. There is the request from Foreco for the boundary line adjustment, Tom could speak to our attorney, etc. similar to Miller project. Dan liked that the contiguous stretch of land and water would still be protected with the adjustment; Tom could not identify the abutter but said it would be clear on a tax map. Jane asked more about the P&S with appraisal - no one would be obligated by appraisal...\$130,00. Jess mentioned size vs. cost compared to Miller Property; Tom said cost/acre tends to decrease as acres increase. Dan asked about grants contingent on both properties? Tom thought LCHIP would understand the logistics of a 2 parcel property - has seen this situation happen and will not risk the Miller Property project. Jess indicated that the stewardship practices are quite clear when walking the 3 different properties, Tom said it wasn't always so clear. Dane asked Jess what the difference was - Jess said landscape, topography, washed out areas, evidence of heavy equipment use along the river/snowmobile corridor. Jane thought that was somewhat recent, asked Tom, but he didn't know; he can ask the question (thought Foreco was planning a harvest but didn't think they were doing anything yet). Tom - from a grant perspective - could direct the focus wildlife habitat and indicate the property was looked at by other entities. Jane wondered what GAW's role is in that; Jane asked what the GAW access has been through the Miller property. Mel said if there were any concerns about the varying stewardship ideas, remind them of wildlife priority. Jess indicated that CNHSC had inadvertently put debris they cleared into a vernal pool, but quickly removed it once made aware. Jess toured them out to look at the vernal pool, and she believes there is a good working relationship. Dane saw evidence in winter that there were structures built and questionable use in some areas. Jess thought there hasn't been recent use, and there is a partnership with CNHSC to clean up that debris. Jane thanked everyone and Tom; Dan asked about the timeframe on 2nd property - P&S could be proposed, then would GAW be okay waiting (due to funding timelines)? Tom thought they would be agreeable to that. Jane indicated that it is a bit tight with the grant application but will be discussed. Jane thanked Millers and recognized Carolyn joined in.

**5. Miller Family:**

Jane thanked Millers for their letter of support - it will be very helpful for grant application. Dane indicated that the family has a lot of historical info on the property if CCC is interested - could be helpful for grant application! He was excited about the values and appreciation demonstrated by the CCC - protection of vernal pools, and support of snowmobiling but restricting camping and mountain bikes, etc. It's a heritage piece of land they want to see accessible for years to come; important to their late parents. He and the family were so impressed by the extraordinary efforts of our community that they are dropping the price by \$5,000, and Mel

will send along the historical info, Kevin too. Mel is a wildlife vet for the State of CA Fish & Game and supports protecting valuable pieces of land as wildlife habitat. Jane mentioned the support and donation from the CHS that indicates strong and wide-spread community support. Dan inquired about installing a small parking area and kiosk with a mention of family dedication, along with historical significance. Dane mentioned having info about the significance of the property in Campton's history would be great, but not necessary to include his parents' names. As a family they spent a lot of time in the region so setting aside a piece of property is enough. Mel suggested that the kiosk set the tone that it is not an area of "heavy use" but one to be more subtly and gently enjoyed; responsible care of land with first and foremost wildlife and enjoyment by people in mind.

Jane inquired about the deadline of Dec. 31, 2020 for sale given she had recently learned that even though we will know by December if we will get the grants, the money doesn't come to us until due diligence tasks are accomplished first, which can take months depending on the current State atmosphere in terms of getting the grant money. Mel and Dane indicated that they are patient and want it done right, so are willing to work with us on whatever time frame we find ourselves in.

Mel mentioned the family having different items from the old family house; they will keep us in mind and be happy to pass along items to CHS and/or CCC. Dan thought Paul Yelle would be thrilled by some family items. Shannon indicated that there is not a lot of info out there about the property, so we would be happy for any info/items the family could provide. The kiosk could be a scout project - there is interest! Dane was hopeful about the GAW piece so the Miller property could be part of a wildlife corridor to WMNF.

## **6. Review JK conversations with:**

Paula Bellemore: LCHIP/ \*Guidelines - page 14 & 15 of form - certain language in easement; will be lots of coordination between entities - attorney, PBLT, etc. Page 16 - lots of other things that need to happen.

Lori Sommer: ARM/DES - was asking for \$50,000 from them but after Lori heard more about the project from Jane, she encouraged us to ask for \$100,000. Dan asked about the timeframe of \$ disbursement in regards to GAW property sale, might be early next year; Jane thought it may not be until March. Tom didn't think that would be too late; he thought appraisal would be the only hold-up, but with that it could fall in the timeframe of the Miller Property. Jess indicated that the property line wouldn't be too difficult to get; all but 1 are already well-defined. GAW is using the same surveyor as the CCC. All agreed that working with LCHIP for this is a good idea, and Lori said to put in the grant the possibility of the 2nd parcel. Dan thought we should just move forward with grants assuming the 2 pieces; minor changes to grant app and will be easily adjusted if only 1. Jane indicated the need to spend \$ for a wetland assessment (river frontage, vernal pools, aquatic environment, etc.) - Rick Van de Poll (see item #7 below) - and ARM app, following pre-app, NH DES grant app (page 9, 10, 11, 12, 13) - it's a lot of specific information and Rick could include this portion for us. Carolyn indicated that the ARM grant is very specific and detailed, and she would be fine with someone knowledgeable in that area completing that part of the grant; could be around \$6000 additional cost.

Would the second property cause any change in grant apps - Tom and Jess mentioned floodplain forest in additional property. Jess stressed the cost vs. size of the 2nd property, but thought the viable choice was to agree. Dan proposed a P&S of \$130,000 for the property contingent on appraisal, no future timber harvest, grant funds, and property line adjustment - Tom thought this was reasonable - Jane seconded it and did roll call - approved.

Jess thought we should get the PBLT involved. Jane indicated that the ARM hasn't done any projects with PBLT; Tom thought the PBLT had an agreement with SPNHF that would be helpful with LCHIP grant. Jane thought PBLT was reluctant to do an easement prior to the town ownership, but could happen within a few minutes of purchase.

Will move ahead with pre-grant applications; Carolyn indicated that we can always down-size but not really able to increase size. Tom thought we are ahead of the curve and the GAW property will be within the timeframe.

Motion for George Lamprey to do appraisal? Not yet, but get on his radar for once the P&S is established. Dan will reach out. Jess clarified that we would make motion to hire Lamprey once P&S is approved.

Ask Paula about the \$5000 price drop from family; and how does it affect P&S? Donation?

LCHIP-ITA (due May 15) - adjust figures to include 2nd property and for hiring Rick Van de Poll - some discussion about what to include on his invoice (see also Budget worksheet: 2020 for details). Some discussion about costs, acres, etc. for 2 properties. Carolyn will update and send around. Also looked at ARM-ITA (due May 29) - Carolyn will adjust for 2 properties, including maps, budget, narrative, etc. Jane will also be in touch with Paula and Lori tomorrow. Jane and Carolyn to touch base at 10am.

**\*7. Rick Van de Poll: proposal for wetland scientist**

- a. wetland assessment requirement: ARM grant
- b. current property condition report: LCHIP

Jane will contact Rick; Jess emphasized to pass along to him that the grant writing part has been delegated, so we're excited about his wetland expertise.

**8. Updates:**

- a. 2019 Bill received from C Lenehan (CGC) for arborist work - for \$75 for treatment of Liberty Tree - approved. Shannon will take care of it.
- b. Spring Road clean-up completed on April 19: ~ 6 bags - successful! Dan said Terry (adjacent property owner) indicated that there are trees down in the pinelands. Jess - our trails are blazed with yellow; state blaze with white or blue.
- c. Barry Camp - Shannon had emailed Larry; will keep us updated.
- d. Dan: CCC website, mailchimp review/update - Dan will send around info about this.
- e. Mail / AOB - Jess to work on Conservation Matters article...will send around over the weekend for feedback.

Jane said it was a record meeting in length!!

Adjourned at 9:35pm

Next meeting: June 3 - Jess to Chair