

Wakefield Conservation Commission
Meeting Minutes for 10/29/07

Members Present;

Stan Lombara (acting chair)
Peter Kasprzyk
Marge Kimball
Teresa Williams

Guests; Cyndi Belowski (Moose Mountains Regional Greenways- MMRG)
John Wallace (Strafford Rivers Conservancy- SRC)
Jim McCabe (JVM Design Build, LLC)

Meeting began with an introduction of members & guests.

S. Lombara began the meeting explaining to *J. Wallace & C. Belowski* why they were requested to attend this meeting. There were additional costs that were not discussed during the public hearing, and members of the commission would like clarification on the exact breakdown of costs associated with these two properties. He requested that at least one of them attend the public hearing on November 14.

J. Wallace stated that if nobody else could attend he would definitely be there.

C. Belowski began with a brief summary of Moose Mountain Regional Greenways. MMRG is a Land conservation organization that works to help towns in a six-town region to conserve land, (not a land trust). They work very closely with SRC, who is a land trust.

SRC will hold the conservation easement on the Laurion property.

C. Belowski began with the Laurion property: Land trusts ask for a stewardship endowment (a one time fee), which covers long-term costs.

P. Kasprzyk questioned if the interest on the endowment is rolled back into the endowment, *J. Wallace* replied that it was. It was clarified that the endowment money specifically is used for the stewardship of the property in question. It covers the monitoring fees as well.

Breakdown of fees is as follows:

Because the Laurion property abuts the Barbour property, SRC has agreed to charge \$1500 stewardship as opposed to the traditional \$2500 fee.

Staff time to both MMRG & SRC is estimated at \$500 (This will be the maximum) each. MMRG is absorbing their cost. The appraisal, which has already been paid for by MMRG, was \$2200. Title examination and recording fees has also been covered by MMRG. There may be some minor additional recording fees of approximately \$100. Baseline documentation covers boundary line locations, condition of said property at the time the conservation easement was put in place, and the status of the land at that point in time.

\$26,500 = purchase price

\$2500 = other fees that come out the current use fund.

Negotiations are ongoing regarding boundary line survey. If the dam should ever be non-existent then the boundary line may need to be re-established which may be an additional cost in the future for the town.

P. Kasprzyk suggested & volunteered to contact Dave Douglas of Thorn Surveys and ask how much it would cost to have the boundary line along the roadside put into the survey.

C. Belowski clarified that according to State RSA- "The Conservation Commission can spend its conservation account money for things like transaction cost, appraisals, & stewardship endowments without a public hearing. A public hearing is required when buying interest in real property".

Remick Property: This is a conservation easement; the owner will retain ownership of the land. The town will be getting approximately 120 acres for the same amount of money.

The cost is \$244,700 purchase of conservation easement.

Staff time MMRG = \$1000, SRC = \$500 (to be paid by WCC)

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MMRG has paid for the appraisal, which cost \$2800, and absorbed staff time, title examination and recording fees. Stewardship fees for SRC = \$ 4500 (one time fee, \$500 of which WCC would be required to pay).

Baseline documentation= \$ 500

An estimated total of \$1500 with a possibility of an increase to \$5500 is the cost to the town, which would come out of the warrant article.

There was a brief discussion of the McLaughlin property: \$ 180,000 for 32 acres is the value of the property, \$96,000 (town) is the value of the conservation easement, \$ 84,000 (fee buyer) is the value of the underlying fee, assuming that the person who owns that underlying fee has the right to exclude 5 acres from the conservation easement. The conservation easement would be on 27 acres.

P. Kasprzyk questioned if the 5 acres includes the road to get to the house on the property. *C. Belowski* stated that WCC would not want a driveway in the easement, *J. Wallace* stated that a reserved right to put a driveway across the easement property could be put in the easement.

S. Lombara suggested that a discussion should be had with the town selectmen as soon as possible regarding this property.

Discussion turned to specifics that would be placed in a conservation easement.

J. McCabe (Agent for Michael & Roberta Curtis) 109 Nutter Island Road Balch Lake Permit-by-Notification- Applicants would like to put in a set of steps down a steep slope to a platform and then down to the lake, the project includes a raise-a-dock. The agent appeared in person in hopes to expedite the application process in order to complete this year. The edge of porch is 31 ft from the high water mark; the elevation of the pad to the basement floor is 23ft. The height of the pad would be approximately 2 ½ ft. The size of the pad is 3 x 7. The applicant would like the size of the dock is to be 4 x 8.

Applications & Correspondence:

Hampe Six Realty Trust 41/13 File # 2007-02483 Minimum Expedited Impact Application- Received notice from NHDES that the application has been found to be administratively incomplete because the following items are needed: (1) Plan showing overhead view & cross section of project, (2) additional filing fees, (3) submittal of information about endangered or threatened species or exemplary natural communities.

Robert Doiron 195/27 File # 2007-02353 Permit-by-Notification- Received notice from NHDES of an invalid permit-by-notification. After-the-Fact, applications do not qualify for the PBN process.

Edmund & Barbara Leblanc 94/27 File # 2007-02433 - received notice from NHDES of a complaint of possible violations on the property. The complaint alleges that a dock was installed within the 20ft setback of an abutting property without a permit or proper authorization from NHDES.

Mark & Amy Ranalli 153/12 File # 2007-02227 Standard Dredge & Fill Application- Applicants received notice from NHDES requesting more information. (1) additional filing fees are needed (2) photos indicate no existing retaining wall, evidence must be submitted that a retaining wall has been maintained in a condition that is functional and intact with the period of the past 5 years. (3) provide evidence showing that these plans will not effectively stabilize the shoreline. (4) If evidence provided convinces NHDES that bio-engineered plans wont effectively stabilize this site, a stamped surveyed plan showing all additional data as necessary is required.

*Howard Ludington 75/12 File # 2007-02327 Standard Dredge & Fill Application-*received notification from NHDES that the application has been found to be administratively complete.

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Michael Addesa 66/143 File # 2007-02231 Minimum Impact Expedited Application- Received several letters from NHDES. (1) Notice of Minimum Expedited Reclassification, application was not signed by the Conservation Commission therefore does not meet the rules for 30 day review; it will be reviewed as a standard application. (2) Notice of Administrative Completeness. (3) Request for more information- {A} plans that clearly indicate the existing and proposed conditions, plans showing the existing conditions of the frontage to include all structures and all docking structures. Please include distances to property lines, the abutter 20 ft setbacks, and all other items required by Env-Wt 501.02. Plans should include existing conditions and proposed conditions, limits of work and existing & proposed topography. The plans submitted with the application were not adequate to evaluate the proposed project. {B} Photos of the entire frontage, the photos submitted do not appear to show the entire frontage & the proposed work areas.

John Wolfgram 81/62 Permit-by-Notification- Project is to replace 90ft of a concrete block retaining wall with Versa-Lok (or similar brand) retaining wall system. Wall includes a 36"x96" wheelchair ramp at the southeast side of the shoreline

Judith Chiostri 57/4 Pine River Pond Permit-by-Notification- Proposed project is to repair shoreline retaining wall 112' in length x 6' in height 2' below grade of lake bottom and 4' above grade. Existing cement wall will be demolished, removed & disposed off site.

Town of Wakefield 199/1&212/8 File # 2007-02479 Standard Dredge & Fill Application- Received notice from NHDES that the application was found to be administratively complete. Project is to fill 8,965sq ft of isolated, disturbed wetlands to provide for septage solids disposal facility.