

Wakefield Conservation Commission
Minutes - Approved

Location: Wakefield Town Hall 1st Floor Meeting Room
Date: 4-12-10, 7:00 PM

Members present: Bill Day, Dave Mankus, Relf Fogg, Peter Kasprzyk, Teresa Williams
Public present: Angela Chick, Robin Frost, Nate Fogg, D. Remick, John & Michelle Farina

Guest Speakers:

1. Keith Fletcher, Director of Land Conservation, Moose Mountain Regional Greenways
2. Amanda Stone, Strafford Conservancy to discuss Natural Resources Inventory

Public Input on New Applications – none

Old Business:

A. Summer Environmental Camp – alternatives to Barry Camp – Based on previous conversations, and after with UNH Co-Op and other camp sponsors, it was decided that the camp offering programs most in line with Barry Camp's program is Tanglewood in Maine. Teresa Williams has spoken with UNH & Tanglewood, and is recommending this camp for various reasons:

1. cost is \$475/child
2. it is only a bit more distant than Barry Camp
3. offers 5 weeks of program. It has been suggested that we offer attendance at 1 of the last 4 weeks: 7/25-30, 8/1-6, 8/8-13 or 8/15-20. Attendance is on 1st come 1st served basis. \$25 deposit due no later than 6-1-10. Balance due date unknown at this time.

Mr. Kasprzyk made motion to accept Tanglewood as the Conservation Commission Sponsored camp for 2010. Mr. Fogg offered the 2nd. Motion passed.

Mrs. Williams explained that the notice needs to be in the school by the end of the week, and that applications should be due by 5-10-10, so that those working to secure additional funds know how much is needed over the \$1600 funded by the Conservation Commission. Mrs. Farina observed that she has \$200 left over from last year's campaign and that she hopes to again be able to raffle off a gun donated by Thompson Center Arms. Mr. Farina, working with Mrs. Williams, will create the flyer notifying 5-8th graders about the camp. It was hoped that a notice could also be posted on the Town & School websites, PEG channel, & school newsletter. The parents will have a tent next to the Conservation Commission at Pride Day for sale of raffle tickets & other donations. Final attendees will be determined at the 5-24-10 Conservation meeting.

B. Mr. Hensel – NHF&G to discuss fish restocking contribution, etc – Mr. Hensel did not attend – item postponed until next meeting. However, Mr. Kasprzyk did note that in conversation, he did learn that F&G stocks only cold water species.

C. Review/acceptance of previous meeting minutes – Mr. Kasprzyk made motion to accept 3-8-10 minutes as amended, with 2nd by Mr. Fogg. Mr. Kasprzyk then made motion to accept 3-22-10 minutes as amended, with 2nd by Mr. Mankus. Both motions passed.

D. Review of previously received permit applications not approved at last meeting – none

E. Review/update of Committee Activity - none

F. Mission Statement discussion - postponed

New Business:

Amanda Stone – to discuss the Natural Resources Inventory, a document & collection of maps, the Conservancy believes each NH community needs. She brought as exhibits several maps as well as a handout outlining a Basic Inventory.

Uses for a NRI include:

1. can be incorporated in the Town's master plan and used as a basis for developing regulation
2. support land use decisions made by the Planning Board & Conservation Commission
3. fundamental for future conservation decisions/focus – water supplies, easement acquisition, etc. – helping Town decide what kinds of lands to conserve in the future.
4. because the maps are large & colorful, they are a good education & outreach tool
5. identify wildlife habitat types – forests, wetlands, water, etc

Hurdle to getting inventory done is generally funds – for both the written report & maps. She told the Commission about PREP grant funds that can be applied for soon wherein grantees will receive up to \$8,500, with no matching funds needed, to prepare the inventory. PREP has a list of technical providers that they will match to determined needs. These technical providers will work with the Town, but be paid directly by PREP. Applications are simple, generally a 2-page proposal outlining the purpose & parameters of the project.

There are other competitive programs available later in the year. Each is different in terms of intent, financial assistance & detail of application.

She also mentioned that some of the maps would soon be available on line from F&G in PDF & JPEG formats for easy download & printing, but that the more detailed maps still need expertise and the correct software. It was confirmed that Wakefield has the necessary software, but does not currently have anyone schooled in its use. Classes are available year round through the UNH extension programs. (website: www.extension.unh.edu/GIS/workshops).

Mr. Kasprzyk was concerned about a previous attempt at creating this inventory, citing the degree of detail required and the need to go onto private property. Ms. Stone assured him that the current program calls for only as much detail as the Town is interested in,

and no walking of private property because most of the information is already available on line.

B. Keith Fletcher – to discuss Moose Mountain Greenways conservation activities. Moose Mountain Greenways does not own any land, it is a land trust, providing voluntary land protection, and outreach programs, focusing on the tools of conservation – purchase, gifts & easements. He went on to explain the difference between land ownership & easement ownership:

1. ownership = rights which are enumerated under the law
2. easement = transfer of SOME ownership rights to easement holder. The transferred rights can be anything the owner wishes.

An easement is a negotiated contract wherein the owner spells out the rights he wishes to retain, those he's will to transfer, what can & cannot be done on the easement, etc.

Generally the contract has 4-5 parts:

- 1st part outlines the reasons for granting the easement
- 2nd part details what the easement hold can & can't do on the land
- 3rd part details what the owner is going to continue to do on the land
- 4th part includes all the legalize about location, conditions, what happens if conditions are not met, etc.

Tax codes outline who can hold an easement, and hopefully there is a stewardship endowment to cover the costs of securing a baseline description of the property and it's annual inspections, etc.

1. land trusts (501C3 businesses)
2. conservation commissions

There is a value in giving an easement for the owner

1. value can be treated as a charitable contribution
2. creates a reduction in inheritance taxes
3. value established somewhere between current value & potential developed value, without having to take land out of "current use" tax classification. Mr. Fletcher outlined a formula generally used, rather than relying on appraisals.

Towns contributions to easements – if a town contributes funds to an easement

1. town needs to take a financial interest in the land, generally a tertiary one, or
2. pass an ordinance to give money to a project. The project doesn't need to be in the Town.

Sources of funds for Conservation Easement Purchases

1. town funds – voted by general referendum
2. federal & state programs like the Wetlands Reserve Program run by the US Dept. of Agriculture. US Dept of Agriculture currently has funds for purchase of "wetlands easements" that allows incorporation of upland lands as well, on an acre for acre basis. NH has captured some of these funds this year.

Mr. Fletcher then noted that he's working on 2 easement projects in Wakefield right now. Commission members acknowledged that sometimes these negotiations needs to be kept confidential with regard to names, but that Moose Mt. Or any other land trust should advise the Commission that such negotiations are underway.

C. Commission membership - Mr. Nate Fogg expressed interest in returning to Commission, explaining that his timing conflicts had been addressed, and he would be able to attend regularly. Ms. Angela Chick expressed interest in joining the Commission. Mr. Relf Fogg made motion to appoint Mr. Fogg as a 3 yr member, and appoint Ms. Chick as a 3 yr Alternate. Mr. Mankus offered 2nd. Motion passed. Appropriate papers will be completed, signed and forwarded to Selectmen for confirmation.

D. New permits / applications – review any applications received / permits issued since last meeting:

1. Ciardi – map/lot 153/31, 885 Canal Road, have submitted Shoreline application, which will be reviewed by DES within 30 days.
2. Owen – map/lot 44/38, 330 Beverly Hills Drive, have received approval of restoration plan

E. Correspondence received –

1. NHDES – newsletter outlining grants available for the Salmon Falls to Piscataqua River Watershed
2. John Wallace – offering his services to monitor or aid in monitoring conservation easements
3. Piscataqua Region Estuaries Partnership reports on the watershed & information on direct financial & technical assistance
4. Union Village Dam – letter on behalf of owners notifying Town that the owners intend to lower the water level, preliminary to submitting a wetlands application for the dam removal previously discussed.

F. Update Commission of other Board activity (liaison activity) – postponed until next meeting

G. Financials – none submitted

H. Secretary hours – none submitted

At 9:03PM Mr. Kasprzyk made motion to adjourn. 2nd offered by Mr. Fogg. Motion passed and Mr. Day adjourned meeting.

Respectively submitted by Deborah Gauthier, Secretary