

Conservation Commission

Wednesday, January 18, 2006  
Corner Meeting House  
Belmont, New Hampshire

Members Present: Chairman K. Knowlton, D. Naiva, G. Wells-Kay  
Members Absent: W. Peterson(u), N. Wederski(e), M. Lewandoski(e),  
B. Watterson(u)  
Alternates Present: S. Rolfe, M. McLetchie  
Staff: R. Ball, C. Daigle, D. Rollins

The chairman opened the meeting at 7:03 p.m. He appointed S. Rolfe and M. McLetchie as voting members for tonight's meeting.

**BOARD'S ACTION-MINUTES:**

**MOTION:** On a motion by G. Wells-Kay, seconded by S. Rolfe, it was voted to approve the minutes of the January 4, 2006 meeting as written. (5-0)

**MAP 234 LOT 4 HARKER PROPERTY:**

R. Ball said that he was in contact with Stacey Herbold of DES to find out if the state would require the same level of restoration if the Town were to place a conservation easement on the entire parcel. After speaking with her supervisor she said they would only give them a break on monitoring the vegetation. Mr. Harker had hired TF Moran who had hung upwards of a thousand flags. She noticed that the Moran plan was identical to the original survey. They had not located any flags in the restoration area. R. Ball then called TF Moran. He said that to locate additional flags it would cost \$7,800. They told him that monitoring the wetland material out of the wetlands would cost \$5,600. Their post construction inspection cost would be \$10,000. This would be for two inspections a year for two years. R. Ball thought that price was high. By using DOT average unit prices R. Ball said it would cost approximately \$52,748 to move the material, put up the silt fence and loam and seed. The total to do the complete restoration would be about \$76,000. The members agreed this is a high estimate but could be used for bargaining purposes. K. Knowlton said the property would probably reseed itself in a year. He then suggested a counter offer of \$155,000 since Mr. Harker was asking \$225,000 and it could cost \$76,000 to restore it. D. Naiva said that it's a starting point and would still give him the opportunity to

counter offer. R. Ball said that he has been under orders to restore it for 3-4 years so he may be interested. S. Rolfe said that the property has a high potential for unique wildlife. M. McLetchie said that now they have a pretty good idea of what's required and the property does have some things they're interested in since it's on the aquifer. G. Wells-Kay said that they could also get another estimate to do the work. A letter from Mr. Jeff Marden was read into the minutes. He supports the Conservation Commission's decision to move forward with acquiring the Harker property.

**MOTION:** On a motion by D. Naiva, seconded by S. Rolfe, the members voted to counter offer with \$155,000 to purchase the Harker property. (5-0)

D. Naiva gave the members a draft copy of the Open Space Protection Property Evaluation Checklist. C. Daigle said that by filling out this checklist they are creating the permanent record on how they acquire a particular piece of property. The members went over the criteria for protection listed on the evaluation checklist. They had previously done this at their meeting on January 4 as noted in the minutes. They agreed that this property has most of the criteria they are looking for. They also went over the prioritization factors listed on the evaluation checklist. First the land does meet the criteria for protection. They then agreed that the degree of threat present is high. The front four acres is for sale on the commercial market. They also agreed that the cost and availability of funds is reasonable and the opportunity for multiple source funding is possible. There is no obvious hazardous waste on the property. There is an opportunity for public access. The cost of long term management is low. The cost is in the initial restoration of the wetlands. They agreed they could develop a stewardship plan and there is an opportunity for working with other conservation organizations since the property borders Tilton and Northfield. D. Naiva asked if they should notify the Board of Selectmen and the Planning Board about their negotiation. The members agreed that they should. D. Naiva offered to write the memo to the two boards.

D. Naiva also gave the members a draft copy of the Belmont NH Conservation Commission Open Space Protection Plan. The members didn't see any changes they wanted to make to it.

**MOTION:** M. McLetchie made a motion to accept the draft copy of the Open Space Protection Plan as written. D. Naiva seconded it and it was approved by all. (5-0)

### **WATERSHED TO WILDLIFE, INC.:**

After speaking with other members of the Commission K. Knowlton agreed that they should hire Watershed to Wildlife to complete the Natural Resource Inventory. Their proposal to do the NRI is \$7,700.00. M. McLetchie asked if the NRI would become part of the Master Plan. C. Daigle said no it would not but the Commission members could initiate an update of the conservation section.

**MOTION:** G. Wells-Kay made a motion to hire Watershed to Wildlife, Inc. to complete the Natural Resource Inventory. It was seconded by D. Naiva and approved by all. (5-0)

**OTHER BUSINESS:****GRANT:**

Chairman Knowlton said that G. Wells-Kay has put together a grant proposal for education and public relations. This grant could be used to defray the cost of making a town map of open space properties.

**LRPC MEETING:**

The Lakes Region Planning Commission will be having their next meeting on Monday, January at 6:00 pm at the Gilmanton Academy. They will be discussing regional goals and objectives.

**STAFF REPORT:**

R. Ball told the members that the end of the year balance of the Commission's account with land use change tax and interest and carryover added is approximately \$372,000.

**ADJOURNMENT:**

**MOTION:** On a motion by D. Naiva, seconded by M. McLetchie, it was voted unanimously to adjourn at 9:03 p.m. (5-0)

Respectfully submitted,

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Denise Rollins

