

## Conservation Commission

Wednesday, March 2, 2005  
Corner Meeting House  
Belmont, New Hampshire

Members Present: Chairman K. Knowlton, M. Lewandoski, N. Wederski,  
D. Naiva  
Members Absent: J. Peverly(u), W. Peterson(u)  
Alternates Present: G. Wells-Kay, M. McLetchie  
Staff: R. Ball, D. Rollins  
Others: Shari Colby, David Morse, Roger Doucette

The chairman opened the meeting at 7:02 p.m. He appointed G. Wells-Kay as a voting member for tonight's meeting.

### **BOARD'S ACTION-MINUTES:**

**MOTION:** On a motion by M. Lewandoski, seconded by N. Wederski it was voted to approve the minutes of the February 2, 2005 meeting as written. (5-0)

**MOTION:** On a motion by N. Wederski, seconded by G. Wells-Kay it was voted to approve the minutes of the February 14, 2005 meeting as written. (5-0)

### **BELMONT BETTER TIMES ARTICLE:**

The members discussed the article that D. Naiva wrote to be included in the next issue of the Belmont Better Times. Because of its content it was put in as a letter to the editor rather than as an informational article. K. Knowlton said that the Belmont Better Times needs to be a source of information not opinion. He didn't feel that her article was controversial but it did present one side. R. Ball said that the article had a lot more opinion rather than straight reporting. It said that "the Conservation Commission is working on innovative techniques to make open space preservation a reality. The open space ordinance is a good beginning for Belmont's future." D. Naiva said that she thought as a Commission they should let the town see how they stand and let the townspeople know that they support something or not. Her major goal was to get the word out even though a vote was never taken as to whether the Conservation Commission was in favor of the open space ordinance. She

said she has a new understanding as to what the reactions will be and she will change some of the wording to be more factual in future articles.

The members then had a discussion about the Aquifer Protection Zoning Ordinance that will be voted on March 8. M. Lewandoski said that when the ordinance was previously presented to the Commission they agreed at that point to accept the concept of clean water not the aquifer ordinance. He feels it needs to be researched further and as a board member he will not support something before all the facts are in. Public discussion has placed a focus on the Route 140 area of town and doesn't describe the entire area that this ordinance will affect. It restricts lot coverage to 10% of the total lot size so it will prohibit a lot of growth. If your house occupies more than 10% then you can't put on an addition or add a shed or deck or pave your driveway. R. Ball said that when it was submitted the Planning Board submitted it to DES and they thought it seemed more like a growth control ordinance. He said the Planning Board took appropriate parts of it and put them into site plan regulations. M. McLetchie asked about the tri-town commission with Tilton and Northfield. R. Ball said that they are still waiting for the Best Management Practices that the Lakes Region Planning Commission is supposed to be developing.

#### **STEPANOVICIUS LOTS ON DUTILE ROAD:**

R. Ball said that these lots are located on Dutile Road. The town already owns many of the lots in this subdivision. M. McLetchie said that the subdivision was created in the 1960's before there were subdivision regulations. The lots are 80 x 140 in size. No soil testing was done and they weren't property documented. R. Ball said that many of the owners have turned their lots over to the town because they are not building lots and there is no road frontage. Others have stopped paying taxes on them. There are forty seven lots still owned by individuals. Thirteen of them will be taken by tax deed. R. Ball said that the Board of Selectmen have asked if the Conservation Commission would be interested in offering a token payment for the remaining lots. The members did feel that it would be a good idea to try and purchase the remaining properties. D. Naiva suggested they enlist Margaret Watkins' assistance in this matter. Mr. Doucette asked if the owners could donate their property to the town instead of offering them money. R. Ball said that in order to do that an appraisal would need to be done for a tax writeoff. Chairman Knowlton then read a letter to the Commission by Mr. Jeff Marden. He said that "as a town resident and Planning Board member I feel that the Conservation Commission should pursue acquisition of privately owned lots in the old Stepanoviccius subdivision on Dutile Road.

I feel this area provides public access to unfragmented lands, preserves known wildlife travel corridors and provides future recreational benefits."

**MOTION:** On a motion by D. Naiva, seconded by N. Wederski, it was voted to express to the Board of Selectmen their interest to purchase said property and acquire conservation easements on them. (5-0)

#### **NON-PUBLIC SESSION:**

Chairman Knowlton moved to enter non-public session at 8:15 pm. in accordance with RSA 91-A:3.II.(d). Those present were K. Knowlton, D. Naiva, M. Lewandoski, N. Wederski, G. Wells-Kay, M. McLetchie, S. Colby, R. Ball and D. Rollins.

Chairman Knowlton closed the non-public session at 8:30pm.

**ADJOURNMENT:**

**MOTION:** On a motion by N. Wederski, seconded by M. Lewandoski, it was voted unanimously to adjourn at 8:35 p.m. (5-0)

Respectfully submitted,

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Denise Rollins

