

Meeting Minutes

1. Call to Order and Roll Call: Karen Ayers called the meeting to order at 6:33 p.m. Present were Karen Ayers (CC Chair), Marietta Garavaglia (CC Administrative Assistant), regular members Tracy Healy-Beattie, David Gandt, Greg Smart, Robert Wiener and Selectmen's Representative Shawn Hanson. N. Roka joined the meeting at 6:50 p.m. Alternate member Larry Smith was absent.

2. Review and Approve Minutes: The minutes from the June 14th meeting were approved with minor revisions (clarification between Marsh Lane Preserve and Marsh Lane Preserve Extension; elimination of extraneous information). Motion to approve: R. Wiener. Seconded: G. Smart. Unanimous.

3. Election of Officers: K. Ayers stated that she would be willing to continue as Chair until March of 2008 in order to complete the various projects she was working on. R. Wiener nominated K. Ayers as Chair; D. Gandt seconded the nomination and it passed unanimously. T. Healey-Beattie nominated G. Smart as Vice-Chair; N. Roka seconded the nomination and it passed unanimously. It was decided that it was unnecessary to elect a secretary since these duties could be handled by the Administrative Assistant.

4. Publicity: K. Ayers circulated a design for a proposed sign (pending approval by the Tonry family) that would be used to mark the **Tonry conservation easement**. The plan would be for one large (4') sign to be affixed to the Tonry barn and the other to be free-standing on the opposite side of the road. In addition:

- K. Ayers will check with SELT to determine if there are any sign restrictions.
- K. Ayers will review this proposal with the Selectmen at their July 18th meeting to see if there are any issues from the Town's perspective.
- N. Roka will contact Peter Wagner to advise him of this conservation designation and ask whether Applecrest would like to participate in this program.

Comment was also made as to whether this would be appropriate for a joint Hampton/Hampton Falls recognition of the Hurd Farm easement. K. Ayers and M. Garavaglia will also coordinate with the press (Hampton Union/Laura Mellow) to ensure coverage of the Tonry conservation gift to the Town.

Upcoming Town Newsletter: S. Hanson recommended that an article explaining easements would be informative, particularly in light of the upcoming Tonry easement. N. Roka volunteered to write the next article, and will have a draft available for the August CC meeting. Suggestions for the Website were also discussed, and M. Garavaglia will make arrangements to have the meeting minutes available, along with a listing of the members, a contact person (Administrative Assistant), the relevant RSA and perhaps a list of significant CC benchmarks. D. Gandt suggested that a link to the pertinent conservation ordinances might be helpful.

5. Marsh Lane Easement Holder Update: K. Ayers updated the members on issues that need to be resolved prior to SELT assuming responsibility for the easement:

- The current plan is a topo (not a survey or perimeter) plan and is not recordable. The plan must be recordable in order to hold an easement.
- The possibility of encroachment by the abutter exists as it appears that they have ventured 30' – 40' over the property line in their grading activities. K. Ayers has reported this to the Town's Building Inspector.
- SELT also requires that the access easement be marked and that intermediate markers be established.

With regard to the access easement, R. Wiener located information in the research that was prepared by Attorney Mark Dunn referencing an established easement. K. Ayers will obtain the relevant copies of this documentation from the Registry and deliver to D. Gandt on 7/13/07; D. Gandt will contact Kristen Grubbs (of SELT) and review this information with her. In addition, D. Gandt (in conjunction with R. Wiener) will contact the current owners of the property where the easement occurs (prior to the July 18th Selectmen's meeting) and make sure they are aware of the conservation access. K. Ayers also discussed the need to have the property properly surveyed and stated that she had received a quote from Tom Brouillette for this work.; she will review it with the Selectmen at the July 18th meeting. T. Healey-Beattie recommended that the CC seek additional bids for this survey before awarding the contract to Mr. Brouillette. Based on timing concerns, it was suggested that K. Grubbs contact Dave Murphy to see

whether an extension—if needed—would be possible. Karen stressed the need to establish a sub-committee to help develop and manage the Marsh Lane Preserve Extension property.

6. ZBA/Planning Board Decisions: Karen reported that the variance request from Diane & Philip Jodoin [Map 5, Lot 53] for an as-built well had been approved, as had the request for a rehearing from Norton-Torromeo [Map 7, Lot 37]; further, the ZBA agreed to grant the Norton-Torromeo request for a variance to the terms of Article III, Section 8.4.1 to permit construction of an addition to an existing home. The Commission members discussed whether an ordinance could be constructed to preclude the arbitrary drilling of second wells, and/or whether the well drillers should be included in any proactive measures to manage this process. The question was also raised as to whether the Town could be more proactive in informing new residents of guidelines governing the use of their property.

The application from Tuck Realty for a Six-Lot Subdivision [Map 1, Lot 65 & 65-1] was not accepted by the Planning Board due to multiple issues/concerns with the plans as drawn.

7. Greenhead Fly Traps: T. Healey-Beattie spoke with Dragon Mosquito who advised that 50 traps would be required divided among five locations in town. The cost would be \$7,000 (to build, maintain, and replace the traps); Tracy will clarify with Dragon whether this would be an annual charge, or extend for the life of the traps. D. Gandt reported that three (of the five traps) are in good condition and functional. K. Ayers suggested that we consider this initiative for next year and that it would likely require a group of volunteers to oversee the program.

8. Dilmore Easement: Karen has been in contact with Ward Dilmore; Mr. Dilmore would like to know if the CC would be interested in an easement if he were to add more acreage, and he had had several discussions with both Rand and Biggi about purchasing some of their land. Karen asked for a show of interest from the members, and the overall response was positive. The CC discussed whether this would qualify for FRPP funding (Mr. Dilmore could reopen a portion of his land) and agreed that it would be advisable to review this property in light of the matrix criteria before approaching the Selectmen. Based on this recommendation, Karen will contact Mr. Dilmore, inform him that the CC is interested, but that the Commission will need some time to evaluate the value of this potential easement.

9. Earth Day Road Side Clean-Up: Time did not permit much discussion on this topic, but Karen suggested that a voluntary sub-committee should address this project.

G. Smart moved to adjourn at 9:17 p.m. and T. Healey-Beattie seconded; unanimous.

Respectfully submitted,
Marietta Garavaglia
CC Administrative Assistant