

**CONSERVATION COMMISSION**  
**Boscawen Municipal Complex**

**Meeting Minutes**  
**Tuesday, November 21, 2017 @ 7:00 PM**

Commissioners Present: Jeffrey Abbe, Acting Chair, Norman LaPierre, and Lyman Cousens

Absent: Tom Gilmore

Also present: Charles Niebling, Forester, Alan Hardy, Planning & Community Development Director and Rose Fife, recording secretary.

Guest: Sam Durfee, NH Planning Commission

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**Regular Business**

- Open by Chair at 7:00 pm
- Roll call by Chair
- Review and Acceptance of the minutes of prior meeting minutes. A **motion** to accept the October 10, 2017 Minutes was made by LaPierre, seconded by Cousens and passed by a unanimous vote.

• Accountant's Report – Hardy noted that the Operating Budget hasn't been utilized much. He asked if there was anything that they wanted to change in the budget. Abbe said a few more signs and sign posts for the Town Forest along with trail maintenance and mowing. Hardy noted three areas that the money comes from – the Operating Budget, the Town Forest account and the Conservation Account. The mowing has always been out of the operating account, not the Town Forest account. Hardy asked Forester Niebling if they would have more than \$52,000. Niebling estimated it to be between \$55,000 to \$56,000. Hardy noted that they will go into next year with the Town Forest account replenished. He also stated that the town budget runs a Calendar year. Hardy asked if they would like to make a motion to bring the budget forward for 2018 as it is in 2017. Abbe asked if Hardy would recommend that they keep it the same. Hardy said yes. A **motion** by Abbe to continue the budget the same as they had it in 2017 for calendar year 2018, seconded by LaPierre and passed by a unanimous vote.

Hardy discussed the lots that were created on Knowlton Road and Corn Hill Road. When that property was taken out of current use and the balance of land drops below 10 acres there is a conversion of 10% of the value that is assumed at that time. As of next week there will be 7 or 8 new lots to be built. This will add to the conservation fund.

**New Business:**

• **Master Plan Update Mr. Sam Durfee Central NH Regional Planning Commission** – He submitted maps showing the Conservation Lands Map for the 2018 Master Plan Update. Hardy asked what the Rail Trail was called. Mr. Durfee stated that he doesn't know if there is an easement on it. He said he would talk to the rail trail person in his office and get an answer. Mr. Durfee asked for any changes that the commission see that needs to be added to the map. Alice Tuson visited the Town of Boscawen today who is a Department of Agricultural Inspector. Mr. Durfee said that the City of Concord hires him to monitor the town held easements. Hardy said #9 and #13 on the map are monitored by the Conservation Commission. #24 has come up for discussion as far as where the easement comes out. Alice Tuson thinks that the protected land on that parcel goes up to Route 3. Hardy noted that part of #24 parcel is for sale right now. The Commission reviewed the map for correctness. Abbe noted there will be a few additions to the map as they are working on additional easements. He noted that the Keegan lot has a Five River's Easement that needs to be on the map. #7 is an easement, not a deed restriction. Abbe noted that he and Cousens went to a seminar for conservation a few weeks ago. One of the seminars he took noted they should have an NRI (natural resources inventory) plan. He asked if Sam Durfee would be able to assist them in creating one. Durfee noted that Bradford did an NRI that they could look at as an example. Hardy noted parcel #20 is the one they are looking to purchase from the Water precinct. Cousens asked how they were coming along with the purchase of that parcel. Hardy said they

need to make a definitive offer. They are having a hard time finding a comparable parcel to liken it to. Gilmore wants them to make an offer of \$40,000. Hardy noted the property is undevelopable. Abbe asked if the Water Commission might also be willing to sell parcel #21. Hardy noted if they lost parcel #20 they wouldn't have any land to park on.

• **Town Forest: Authorize Charlie Niebling to do timber survey as proposed.** Charlie noted that the timber harvest is complete. The logging company is now working on rebuilding, restoring, repairing the road that goes up to the Weir farmstead. They destroyed the road. He directed them to do what it takes to restore that road to a functional permanent useable condition. He did so with the blessing of Gilmore and Abbe. He and Abbe walked the field, which is pretty dry. They can proceed stumping and grinding the field. That's roughly 5 acres of reclaimed former pasture land which was let go in the 1950's and 1960's. They replaced the pipe and put in a correct size culvert. Part of the repair was to rebuild a section that was always wet and put in proper ditching on the high side. It will take them about a week to stump and grub it out. Hardy asked where they would put the stones. Niebling said if they dug 3 big holes they could bury them on site. There are some double wide stone walls now exposed which are beautiful. Cousens asked if Niebling was happy with the job they did. Niebling said yes. LaPierre asked where the lumber went. Niebling explained. They will finish the truck road also. He believes they will net about \$14,000 to \$18,000 for the Town Forest account. Cousens asked if they take the stumps out. Niebling said no. He may go out with his chain saw and lower them as they left them too high. Niebling did get a call from Ron Klemarzik who is the City of Concord Forester and they were quite upset with the condition of the road. Hardy noted that the fire department and DPW has two gators that they may be able to use. Niebling said that the town should be receiving 2 additional checks coming from HFLC. Hardy asked Niebling if he wanted to get a motion to be able to do the field reclamation. Those 5 acres came to \$17,000 for clearing, stumping and grubbing. The cost he didn't anticipated was the cost of repairing and rebuilding the road up to the Weir Farm. They have probably brought in 5 loads of crushed bank run, etc. As of Monday they were at about \$9,500 between materials, machine time and labor. They bid super high on the pine stumpage and super low on the truck road. Cousens asked how much he needed. Niebling said it would be about \$41,000 and they have income of \$53,000 to \$55,000. Cousens asked what they haven't authorized. Hardy asked the Commission if they would make a motion to approve the work or make a motion for a specific amount of money that could be spent on this. Niebling said about \$30,000 would be more than adequate. Lapierre made the **motion** to allow up to \$30,000, seconded by Cousens, passed by a unanimous vote.

Creaser lot. Tom asked Niebling to put a proposal together to do an inventory for lots 2 and 3 and he would add lot 34 also as it is town owned conservation land. It is basically the same extent as the town forest inventory. He estimated between field time and mapping/GPS is 60 hours and a lump sum of \$3,500.00. That would include the same type of report. A **motion** to approve the \$3,500 for Niebling to continue on to the Creaser lot was made by Cousens, seconded by LaPierre and passed by a unanimous vote.

**Master Plan Update** – Hardy said there was a mix up. Joann Cassula from Central NH Regional Planning Commission wasn't available for tonight's meeting. Hardy said she will be available for another meeting.

#### **Old Business:**

• **Hardy Easement Update** – Hardy noted that they have an agreement between himself, Pam and Fred Tauber. Right now Mr. Tauber has asked for some changes to the document that was drafted by Attorney Jim Raymond. Mr. Tauber would like to close before he goes to Israel for the winter. Attorney Raymond believes he can get it done. The fields and forest would be in conservation with a homestead lot. Cousens asked about the invoice to Fred Tauber that was given to the commission. Hardy said the money will come to conservation and conservation has already paid the two bills.

• **Snowmobile Trails** - Lapierre has nothing to report.

• **Town Forest trails sub-committee** – Abbe said they'd love to get a crew together of 8-10 people with clippers to clean up the walls. Hardy said there will be 40 men and 40 women that go into the new Merrimack County facility

and will need to do community service. The new facility should be opened up by January 2018. Hardy noted that the facility was all heated by wood chips. Abbe asked about their chip source. Niebling said white pine chips.

Hardy asked Niebling when the next cut would be. He said it could be as early as next summer. Dagody Hill could be any time. Niebling said there are 3 to 4 cuts over a 10 year period.

Cousens went through the newsletter from the Commission. He was going to look into grants. Fish and Game is funding it. Cousens wanted to thank the town for sending them to the Conservation Commission courses.

**Motion** to adjourn the meeting at 8:37 pm was made by Cousens, seconded by LaPierre and passed by a unanimous vote.

**Next Meeting:** December 19, 2017 at 7pm.

*Respectfully Submitted*  
*Rose Fife, Recording Secretary*