

**Minutes of the Meredith Conservation Commission Meeting and Public Hearing,
June 22nd, 2010**

The meeting was called to order by Chairman MacFarlane at 7:00 PM.

Members attending: Don MacFarlane, Mark Billings, Ralph Pisapia, Peter Miller, Paula Wanzer, Robert Davis

Alternate members attending: Robert LeCount, Dan Heyduk, Sandy Mucci

Heyduk was designated a voting member this meeting.

Approval of Minutes

Per motion of Miller, seconded by Billings, the minutes of the June 3rd meeting were unanimously approved, with one correction: The \$10 reimbursement for Robert Davis was for NHACC workshop enrollment fee, not office supplies.

Dredge and Fill Report

See addendum to these minutes for list of items and actions.

On motion of Billings, seconded by Pisapia, the Commission voted unanimously to accept the dredge and fill report.

Reimbursements

The Commission unanimously approved the following reimbursements (motions and seconds in brackets):

Shaun Lagueux	\$308.50	Seed, labor/Page Pond	[Pisapia, Billings]
Dan Heyduk	\$ 40.00	NEFF workshop fee	[Pisapia, Billings]
Ralph Pisapia	\$ 19.96	Landscape materials	[Billings, Davis]
Warren Clark	\$ 47.94	Router bit, trex	[Miller, Pisapia]

Donations

The Conservation Commission received \$165 from LCHIP to help defray the cost of ongoing stewardship of Page Pond Town Forest and the Longridge Farm Conservation and Preservation Easement.

Invasive Species

Doug Cygan, the NH Invasive Plant Species Coordinator in the NH Dept. of Agriculture and Commission member Ralph Pisapia continue to seek methods to check the spread of the invasive plant, Japanese knotweed which is widespread along roadsides in Meredith. On June 16, they selected two smaller infestations to use the black plastic smothering technique. One site is located on Route 3 immediately south of the new parking lot at the ball fields in the downtown area. The second site is along the shore of Lake Waukewan across the street from the Meredith Water Department building on Waukewan Street. At both sites, each knotweed stem was first cut at the base and removed to a safe repository. A layer of mulch or other material was placed on top of the cut stems to hold the next layer of 6 mil black plastic sheeting off of the ground. The black plastic was pinned to the ground with rocks at the Waukewan site and heeled into a dug trench circling the Route 3 site. The black plastic was then covered with mulch and other material to hold the plastic in place in a high wind. The idea is that the black plastic will absorb solar energy to overheat the cut stems and roots thus killing the infestation. Each site will be periodically monitored for results.

Press Releases

Mucci solicited comment on the closing paragraph (“tag”) she intends to use with press releases. Some suggested additions: MCC staffed by volunteers appointed by Selectboard, MCC enabled by NH statute adopted by Town Meeting.

Dockham Town Forest

Forester Shaun Lagueux reports that work related to the timber cut is complete. MacFarlane recently visited the site. He reports there is parking for up to three vehicles. One Dockham abutter has expressed concern about the parking. MacFarlane reminded members that, for reimbursement purposes, we need to calculate all Conservation Commission expenses related to Dockham before we finalize the accounting related to the timber cut.

MacFarlane would like some other MCC members to inspect Dockham with him. Meet this coming Monday, 9:00 AM, Meredith Center fire station.

Open Space Protection

Billings met with the owner of a property on Meredith Neck. The focus is 70 +/- acres bordering Page Pond and Page Brook. This land has no road frontage. Discussion is in very preliminary stage. Potential sources of outside funding: Wetland Reserve Program (requires landowner initiative), Scenic Byways Program. Trust for Public Land might be willing to assist.

Spear Conservation Easement

Billings provided update. On June 21st, the Meredith Board of Selectmen approved the Conservation Commission going forward with this easement. Access right of way to the Spear property has been pinned and noted on survey. New Hampton intends to do a Level I Environmental Assessment of the property. This will delay closing until approximately August 8th. The Town of New Hampton and/or its Conservation Commission will donate \$5,000 toward the cost of the land plus up to an additional \$5,000 for soft costs.

Public Hearing – Spear Conservation Easement

Note: Though no members of the public at large attended this hearing, the Conservation Commission was required by law to hold the hearing nonetheless.

Chairman MacFarlane opened the hearing at 7:30 PM.

Billings summarized what will occur at closing. Property owner Jacqueline Spear will grant a conservation easement to the Town of Meredith. The Waukevan Shore Owners Association will purchase the property and immediately assign title to the Town of New Hampton.

See addendum for informational summary regarding this acquisition.

The Commission voted unanimously to close the public hearing at 7:44 PM.

Spear Conservation Easement (continued)

On motion of Billings, seconded by Davis, the Commission voted unanimously to expend \$10,000 from its Conservation Fund to assist the Town of New Hampton to purchase the 8.57 acre Spear Property. The Town of New Hampton will own the property. The Town of Meredith will hold a conservation easement on the property. Anticipated closing is August 8th, 2010.

Meeting adjourned at 7:48 PM.

Respectfully submitted,

Peter Miller, Secretary

<p>Finn, John 60 Veasey Shore Rd Meredith NH 03253 Tax Map U38/9</p>	<p>Recommended approval. Install 6x40 seasonal lift up dock with 6x4 concrete anchor.</p>
<p>Kaidaisch, Cynthia 4 Pitchwood Island Meredith NH 03253 Tax Map I14/12</p>	<p>Recommended approval. Rebuild existing “U”-shaped permanent dock.</p>
<p>Franciosa, DeAnne 48 Sachem Cove Rd Meredith NH 03253 Tax Map U22/19</p>	<p>Recommended approval. Replacing two fender pilings.</p>
<p>Troop, Robert & Cynthia 99 Pinnacle Park Rd Meredith NH 03253 Tax Map U20/17A</p>	<p>Recommended approval. Repair existing piling supported dockage and accessory pilings “in-kind.”</p>
<p>Waldron Bay Lot Owner’s Assn Lower Waldron Rd Meredith NH 03253 Tax Map R26/2-36-21, Lot 13</p>	<p>Recommended approval. Install seasonal boat lift and canopy within existing boat slip.</p>

Spear Property Conservation Acquisition Summary

(JCE 06/03/10)

Property Information.

Property Location: Winona Road, New Hampton
Owner: Jacqueline Spear
Assessors Reference: Tax Map R-7, Lot 39
Assessed value: \$76,900 (2009 equalization ratio was 100.2, reval in 2008)
Size: 8.57 ac. per recorded 1988 survey (BCRD Plan Drawer L-3, Plan No. 2)
Snake River Frontage: 2,841 +/-

Project History.

In March 2009 the Meredith Town Meeting approved Article 5 enabling the Conservation Commission to make contributions to qualified organizations for the purchase of property or interests in property and Article 6 which enables the Conservation Commission to expend its funds to purchase interests in land outside the boundaries of the municipality, subject to approval by the governing body.

October of 2009, the WSOA established a private Conservation Acquisition Fund to purchase important land around Lake Waukevan and in the watershed. The initial goal of this private fundraising effort is to conserve the Spear property located on the Snake River. (Contributions should be sent to the WSOA, P.O. Box 91, Meredith, NH 03253)

Numerous meetings involving representatives of the New Hampton Conservation Commission, the Meredith Conservation Commission, the Waukevan Watershed Advisory Committee and the Waukevan Shore Owners Association have resulted in the unanimous support for the conservation of this property.

In April 2010 a Purchase and Sales Agreement was executed between Jacqueline Spear and the Waukevan shore Owners Association.

Project Particulars and Current Status.

Purchase Price: \$30,000 (less a \$1,000 deposit paid by the WSOA)

Closing Date: June 30, 2010

Assignment of Agreement and right to acquire title: The buyer may assign the Agreement and right to acquire title to another party including the New Hampton Conservation Commission. The Town of New Hampton will be the owner of the property.

Form of Conservation Restriction: the conservation restrictions will take the form of a conservation easement. The Town of Meredith thru its Conservation Commission will

hold the conservation easement. The conservation easement has been drafted by the Meredith Conservation and approved by Attorney Lee Mattson on the Town's behalf. The draft easement has been circulated for final comment by the Town of New Hampton, the WSOA and the seller.

Easement Restrictions: Use limitations are set forth in Section 2, pages 2-4.

Title Examination: Attorney Mattson has completed the title review and legal description. Attorney Mattson has flagged the necessity of confirming public road access to the subject property. The Seller in conjunction with the abutting owner is currently working on a Boundary Line Agreement plan that will result in providing the necessary public road access. This agreement will be reviewed by the respective attorneys and approved by the Towns of New Hampton and Meredith prior to closing.

Sources of funding: The Meredith Conservation Commission has committed \$10,000 of their funds towards the purchase of the property, (subject to concurring approval from the Board of Selectmen). There is no funding coming from the General Fund or Expendable Trust Funds. The New Hampton Conservation Commission has committed \$5,000. The balance of the funding will come from the private fund raising campaign being coordinated by the WSOA.

Level 1 Environmental Site Assessment. The MCC has encouraged the Town of New Hampton as the future owner of the property to obtain the Level 1 assessment. Barbara Lucas, New Hampton Town Administrator confirmed that New Hampton is obtaining a quote for the assessment.

Process. RSA 36-A: 5 requires that prior to the use of monies in the conservation fund for the purchase of any interest in real property, the Conservation Commission must hold a public hearing with notice as provided in RSA 675:7 (10 day notice). RSA-A: 4-a ,I (a) requires approval from the Board of Selectmen (governing body) in instances where the commission seeks to expend funds for the purchase of interests in land outside the boundaries of the municipality.

Planning Context.

The Meredith Community Plan, 2002 (aka master plan) 2002, recommended developing consensus-based watershed and sub watershed management plans as a framework for water resource management. The Lake Waukewan Watershed is identified as a top priority. Lake Waukewan, which flows directly into Lake Winnepesaukee, serves as the town's water supply. Additionally the master plan recommended developing a detailed natural resources inventory to help guide future land use decisions.

In 2005 the Board of Selectmen approved the Management Plan for the Waukewan Watershed, 2005 as a framework in moving forward to protect the municipal drinking water supply. The plan was prepared by the Waukewan Watershed Advisory Committee (WWAC) pursuant to the Board of Selectmen's charge. The watershed encompasses portions of five communities (Meredith, New Hampton, Center Harbor, Ashland and Holderness). The management plan notes in part:

- Lake Winona has a total of 3.1 miles of shoreline and is developed with both year round and seasonal residential development. The outflow of Lake Winona leads to the Snake River. The Snake River is the primary inflow into Lake Waukegan (p. 11).
- Given the relatively low drainage density (ratio of land area to water) of wetlands in the Waukegan Watershed, the role of wetlands in mitigating effects of waterborne pollution becomes all the more significant. Preservation of these ecosystems and their functions is of paramount importance (p. 14).
- Wetland and stream buffers are the single most effective protection for water resources (p. 50)

Land ownership or easements for the purposes of conservation is one of the most effective ways to protect water resources (p. 53). To better protect water resources into the future, key properties for conservation should be identified and conserved by a variety of partners (p. 54, 73).

Also in 2005, the Natural Resource Inventory of the Town of Meredith, NH (Phase 1) was completed by Rick Van de Poll, Ph.D. for the Planning Department and the Meredith Conservation Commission. The NRI was purposefully extended to incorporate the full extent of the Waukegan Watershed. This assessment included API wetland derivations, soils and slopes analysis and existing land use (p. 18). The NRI notes in part:

The natural resource attributes that lie upstream from Lake Waukegan factor greatly into the quality and quantity of water that Lake Waukegan is supplied with (p. 42).

The low flushing rate places a particularly important emphasis on the lakeshore wetlands in mitigating pollution discharges into or above Lake Waukegan (p. 43)..

The largest stream in the Waukegan Watershed is a second order perennial stream know as the Snake River. It has considerable width and several well-developed, beaver mediated wetlands along it. The Snake River wetland complex plays a critical role in attenuating nutrients, removing toxicants, and settling sediments what would otherwise flow directly into Lake Waukegan. (p. 43).

The amount of protected land in four of the five towns in the watershed is below the statewide average and very little of the protected land in the watershed includes shorelines (p. 45).