

## Milford Conservation Commission Meeting Minutes December 13, 2018

7:00pm BOS meeting room

### Present:

#### Members

Andy Hughes, Chair  
Kim Rimalover, VChair  
Audrey Fraizer  
Anita Stevens  
Chris Costantino(Alt)

#### Town Representatives

Laura Dudziak, BOS

#### Guests

Gerry Coffey – Nichols Smith Land Trust  
Tom Dufresnes – Nichols Smith Land Trust  
Rick Van de Poll – Ecosystem Management Consultants

Excused: Janet Urquhart, David Bosquet, Hub Seward, Rodney Dellafelice

### Appointments:

**7:20 Nichols Smith Land Trust:** Gerry Coffey and Tom Dufresnes represented the Nichols Smith Land Trust (NSLT), located in Hollis NH. They met with the Milford Conservation Commission (MCC) to discuss the possibility of holding the conservation easement for the open space on Brox Community Lands (BCL) parcel, designated as Map 38 Lot 58 on the Milford town tax maps. NSLT holds easements on several properties owned by Beaver Brook Association, which is an abutting property owner to the BCL property.

#### Discussion points:

1. Boundary survey is necessary. Option to reshape the open space to exclude the narrow strip of open space on the southern portion of the property was discussed. This will need to be approved by the Town of Milford, NH Fish and Game and the MCC.
2. Baseline Document Report (BDR) will need to be done by the MCC. Boundary of the open space needs to be determined first.
3. The easement language conversation will start by reviewing the Woodmont Orchard easement which NSLT holds. It was written by Bill Drescher, Milford Town Attorney. NSLT is to supply a copy of this easement to the MCC to review and edit as needed. The NH Department of Environmental Services (NH DES) will need to review the document and add their required language.
4. Points for consideration: the service/haul road within the open space; extraction of water; monitoring frequency;
5. Formula to determine stewardship fund includes variables for: acreage, abutters, extenuating circumstances, and perpetuity. The endowment is meant to cover 25 years. It may need to be refunded which will be based on an assessment of the costs.

**7:50 Rick Van de Poll:** Rick Van de Poll was asked to attend the meeting to educate the commission members on Natural Resource Inventories and how they can lead or assist the process of designating qualifying wetlands as prime wetlands. Rick will draw up some options for the commission to consider. There are varying levels of detail and data gathering which impact the cost. Another consideration is the presentation of the data so that it isn't something that collects dust on a shelf.

Item	Discussion	Who Will Do What
1. November Meeting Minutes approval	The minutes were unanimously approved by a motion from Audrey, seconded by Anita	Chris to post

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2. Map 52-4 Melendy land gift	A motion by Chris to approve the reimbursement of the Conservation Easement costs for Map 52 Lot 4 incurred by the Melendy Land Association prior to the land gift to the town was seconded by Anita. After discussion, a vote of 3-2 approved the motion. Survey cost - \$2,811.70 Legal cost - \$3,030 Total cost to the Conservation Land Fund – \$5841.70	Chris to process reimbursement
3. Upcoming events	a. December 19 - Holiday Thankyou Luncheon	
4. Granite Town Rail Trail	<p>a. Purchase equipment to save on the trips to Westwood to pick up and return gear. Estimate of \$1500 to purchase 3 canopies, 4 tables, cookstove, griddle, hot water thermos; lights. Spreadsheet is in dropbox/google drive</p> <p>b. Armory Road Crossing – is this solution amenable to the commission? See dropbox/googledrive</p> <p>c. A motion by Kim seconded by Audrey was unanimously approved by the members to accept the \$13,232.22 proceeds from the 2018 Ghost Train Race</p>	<p>a. Tabled until a future meeting</p> <p>b. Members like the proposal. Yvonne Beran to proceed with cost estimating</p> <p>c. Memo to the BOS</p>
5. Reports	<p>a. Dec 6 – ROST. Excellent presentation by Matt Tarr about wildlife habitat planning. 5 CCs were represented and some members of the public</p> <p>b. December 10 – BOS warrant article discussion. Andy, Kim and Chris attended the BOS meeting to present the warrant article request for \$20,000 into the Conservation Land Fund</p> <p>c. December 11 – Amherst Land Trust. Chris met with the Amherst Land Trust (ALT) to provide information about the conservation easement (CE) on Hitchiner and Mile Slip Town Forests. Due to incompatibility between the Town and New England Forestry Foundation (NEFF) requirements, the MCC is in need of another easement holder. The ALT is willing to consider holding the easement, but will need to meet again as a board to discuss. Chris left them with printed copies 1) of the easement, 2) the outstanding differences between Town and NEFF, and 3) the baseline documentation.</p> <p>d. Dec 12 – Budget Advisory Committee to discuss warrant article and budget. Audrey and Chris attended this meeting. Audrey presented our budget for which the BAC has no concerns. There was some discussion concerning the warrant article request of \$20k for the Conservation Land Fund. The BAC is interested to learn if there should be another adjustment and raise the minimum to be held in the Fund. The MCC will provide that information to the BAC</p> <p>e. November 24 - 4<sup>th</sup> Saturday hike at Tucker Brook. The hike was well attended. The group including 3 young children walked the entire white trail with the Blue marsh trail south of Tucker Brook. It was pretty with the snow. The hike ended with a quick trip to the falls which were awesome with recent rains and snowmelt. No hike in December</p> <p>f. Nov 2 NHACC annual conference –David to report. Jade attended. Tabled until a future meeting.</p> <p>g. Easements for Mile Slip and Hitchiner TF. Andy to update</p>	<p>c. Chris to send the table which shows the similarities between the NEFF language and the ALT language for the Breach and Condemnation sections of the CE</p> <p>d. Andy to update the data if necessary. Chris to send to the BAC</p>

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	h. Forest Management Plan updating project. Read the Mayflower Hill Management Plan in dropbox i. <b>Open subdivisions</b> Falcon Ridge – Monumentation of lots Autumn Oaks – easement Spaulding – Monumentation and easement of open space	
6. Solar ordinance review	See dropbox >concomm>meetings>Dec>solar or googledrive>meeting	
7. Interdepartmental review	Burbee Sand and Gravel revised plan 61 Webster Street (ML 30/109) minor subdivision= two lots from one	
8. Camera solution to vandalism		

**Next Regular Meeting – January 10, 2019 @ 7PM, Selectmen's Meeting Room.**

**2018 Meeting Dates: Feb 8. Mar 8. Apr 12. May 10. June 14. Jul 12. Aug 9. Sept 13. Oct 11. Nov 8. Dec 13**