

Approved at the March 7, 2017 meeting.

Gilford Conservation Commission
Minutes for January 3, 2017

PLEDGE OF ALLEGIANCE

ATTENDANCE

Member(s) present; Vice-Chairman Lee Duncan, Regular members; Everett McLaughlin, Larry Routhier and Doug Hill.

Member(s) absent were Chairman-Carole Hall; Regular members John Jude and Tom Drouin; and alternate member John Goodhue.

Call meeting to order:

The meeting was called to order by L. Duncan at 7:00 p.m.

Establish a quorum

L. Duncan announced that a quorum was established.

Approval of agenda

Motion made by L. Routhier, seconded by E. McLaughlin to approve the agenda. Motion carried with all in favor.

OTHER BUSINESS: General Business Discussion

1. The Achber property

E. McLaughlin said that the appraisal of the property came to \$3000.00, which was extremely low. He has spoken with Rachel Achber about it and she was amazed since it is appraised for well over \$13,000. He said that for a small lot you couldn't ask for more conservation wise with a major tributary to Gunstock River running through it, completely wooded which protects the water quality of the brook, it abuts prime wetlands and protected land, and has the qualities of prime wildlife habitat. We don't want anyone to build on it and we want it the lot to stay the way it is. E. McLaughlin said that neither he nor Rachel are happy with it and he would like to try and purchase it and he would like to know what everyone thinks.

D. Hill said that he can't tell you the exact conversation was, but Kristen's analysis came to this low number, which he then explained. We won't get Kristen Eldridge to change her number. We could probably get another appraisal done by someone else and see what they come up with, but can we legitimately pay for that.

L. Routhier said that in looking at a piece of property that could be valuable to the Conservation Commission then you would get an appraisal, but if we can protect the land why do we want to offer her more money than the actual appraisal. The appraisal is addressed to her for her tax use. It is being used as a measure and your intent is correct said D. Hill

The problem and what eats Everett is that the value to us is a lot more than that appraisal and there isn't a market value than can be assessed to that because there isn't a market for it. The willing buyer has other options to satisfy their needs in this case that construct doesn't work very well.

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If she wants to sell it for \$3000.00 I would be the first to make that motion and to reimburse her for all expenses said D. Hill.

E. McLaughlin said that she is getting screwed by the market, that she's trying to clean up her estate stuff and that she deserves more than \$3000.00.

D. Hill said that the market would suggest there is a value to the abutter in terms of special need to maybe expand their house where one of the abutters house is close to the Achber lot line. Discussion ensued.

D. Hill said that maybe we need to come up with a better idea, because this is a judgment call. So, would another appraiser come up with a different number?

E. McLaughlin said that he doesn't think it needs another appraisal, nor spending another \$450.00 on another appraisal.

Motion

Motion made by L. Routhier, seconded by D. Hill to buy the Achber property for \$3000.00 and any affiliated costs. Motion carried with all in favor

D. Hill said that she could go for abatement for the 2016 tax year, whether it would be worth the trouble for one year, he doesn't know, but as a courtesy we could tell her she could do that.

We will need to have another public hearing for the purchase of the property at the next meeting under 36: A. We could do it and conditionally approve it on the selectmen's approval.

2. Piper Mountain

E. McLaughlin said that he was finally able to reach Mr. Houle. Also, Don Berry reported that he had enough money, said D. Hill.

E. McLaughlin said that he sent an e-mail to Stephan Nix asking for an idea as to how much the bill would be.

D. Hill said that the Conservation Easement will include the 85 acre piece and the Houle piece and he read the information for everyone. They discussed the Conservation Easement.

We will use as much of the language from the Gage pasture as the boiler plate for this. No commercial forestry above 16,000 feet which would include almost the entire Houle parcel that would allow logging on some portion of the 85 acres piece, but not likely that there would ever be logging there. We would have an express allowance of cutting for view protections and maintenance. No structures including towers, but we would however allow kiosks and bridges as incidental to trails.

E. McLaughlin asked if this would include controlled burning for the blueberries. D. Hill said yes, but who will do it and do it right.

E. McLaughlin said that allowing cutting of trees to protect viewscapes would be good.

D. Hill said that he would like to add the controlled burning for blueberries provision, allowing the view clearing and for bridges and etc., for public recreational use what other provisions you would like to add. E. McLaughlin asked if it included in cutting the trees to maintain the blueberries. Sure, replied D. Hill.

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L. Duncan asked about non motorized recreational vehicles. D. Hill said that it's usually in there, but he'll make sure that it is.

D. Hill said that currently the monster is mountain bikes, not motorized but boy they can make a mess. E. McLaughlin asked what we should be done about the mountain bikes. D. Hill said that we say no motorized recreation and then we work it out for that. The terrain has been so rough so it hasn't attracted them yet. L. Routhier said that they have been using Ramblin View. Yes, and that's a problem there said D. Hill. D. Hill said maybe we should say not mountain bikes without written permission from the Conservation Commission.

E. McLaughlin asked how does it work with the easement. We will let them know when we have a final draft, so we can get there comments said D. Hill when we get to a solid draft I will send it to Scott.

D. Hill wanted to know if we should record the original P & S, yes we can do that said E. McLaughlin.

D. Hill said that when he gets to a solid draft he will send it to Scott Dunn, Town Administrator for his input.

Motion

Motion made by D. Hill, seconded by E. McLaughlin that we accept the Conservation Easement on the Houle property and on the 85 acre property abutting the Lakes Region Conservation Trust parcel and to authorize D. Hill and E. McLaughlin to negotiate the final terms of the easement and execute the documents as necessary.

Motion carried with all in favor.

3. Other

L. Duncan said that there was a Shoreland Permit that came in if anyone would like to look at it.

CORRESPONDENCE / WORKSHOPS

L. Duncan went over the information that had come in since the last meeting for everyone.

MINUTES

We will address the minutes of December 20, 2016 at the next meeting.

ADJOURNMENT

Motion made by L. Routhier, seconded by E. McLaughlin to adjourn at 8:05 p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra Hart, Secretary