

Gilford Conservation Commission  
Minutes for September 21, 2010 Meeting

**1. PLEDGE OF ALLEGIANCE-**

**2. ATTENDANCE-**

Members Present: Chairman-John Goodhue; Vice-Chairman, Lee Duncan; Douglas Hill; Larry Routhier; Chuck Coons; Tom Drouin; Carole Hall; and Diane Hanley.

Members Absent: Donald Sibson, Everett McLaughlin and Terry Stewart,

**Call meeting to order:**

The meeting was called to order by J. Goodhue at 7:04 p.m.

**Approval of Agenda:**

Motion made by L. Duncan, seconded by C. Coons, to approve the agenda as presented. Motion carried with all in favor.

**Establish a quorum**

J. Goodhue announced a quorum is established.

**3. APPLICATIONS-** None at this time.

**4. PRESENTATIONS-**

- 1 Steve Grant, potential conservation easement property on TM&L#214-010.000 on Waterford Place.

**Discussion:** S. Grant explained he has an approved site plan for the property and due to a recent purchase proposal that fell through, he thought about donating the property as a conservation easement to the Town of Gilford. He said the donation of the property would not cost the town anything.

The Commissioners discussed whether S. Grant should have the property assessed by a commercial appraiser in order to obtain a value of the property and for tax purposes.

Discussion ensued about the property appraisal and it may cost more than the property is worth.

D. Hanley said this property is an important part of the existing easements in the area and it is important to the Black Brook Watershed. The Commission agreed.

J. Goodhue asked if it would be transferred as an easement or as fee simple. D. Hill explained if the property is transferred as an easement and held by the Commission it cannot be sold. He explained that by transferring by fee simple, it may be easier, but transferring it through an easement is also acceptable.

D. Hill asked D. Hanley to confirm there are existing conservation easement properties

abutting this parcel.

J. Goodhue spoke about the possibility of the Commission paying for a survey to describe and delineate the proposed conservation easement area of the property.

D. Hill explained if it were transferred by the fee simple method, a subdivision of the land would be required; if it is transferred as an easement a subdivision would not be required.

D. Hill and S. Grant said they would meet with Steve Smith to discuss the delineation of the easement property and the cost to create a subdivision if the property is transferred through the fee simple process. D. Hanley stated she believes the property should be transferred by the fee simple process and owned outright by the Conservation Commission for protection reasons. The Commission agreed.

D. Hill explained the fee simple process is where the land is delineated and a separate deed is written specifically describing the area. A subdivision would be required and the Commission would own the land outright. He explained if the property is transferred through an easement they would not be creating a new lot, but D. Grant would maintain ownership of the land and the Commission would own the development rights.

**Action (if any)** The Commission would like D. Hill to pursue the cost of a subdivision with S. Grant and S. Smith

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**Motion:** Motion made by J. Goodhue, seconded by T. Drouin, to: authorize D. Hill to meet with S. Grant and S. Smith to discuss the subdivision potential of the property.

2. Vote to confirm D. Hill signing the Winsheblo easement closing documents on behalf of Gilford Conservation Commission.

**Discussion:** The Commission discussed authorizing D. Hill to represent the Conservation Commission and to sign the easement and closing documents for the Winsheblo property.

**Motion:** Made by T. Drouin, seconded by L. Duncan, to authorize D. Hill to represent the Conservation Commission and to sign the easement and closing documents for the Winsheblo property.

Motion carried with all in favor.

## **5. OTHER BUSINESS-**

**Discussion:** 2011 Budget Discussion J. Goodhue discussed the proposed budget received approval from the Board of Selectmen with the subtraction of the "Professional Services" line item; but they agreed to the additional funding for milfoil removal, membership renewal and water sampling.

C. Hall spoke about a proposal for a local sailing club to operate at Ellacoya State Park. The proposal includes a large building and dock system.

**6. THE MCLAUGHLIN REPORT-by Everett McLaughlin:** None at this time.

**7. MINUTES-** August 17, 2010 meeting

Motion made by L. Duncan, seconded by C. Coons, to approve the minutes from August 17, 2010 meeting as presented. Motion carried with T. Drouin, L. Routhier and D. Hill abstaining.

September 7, 2010 meeting

Motion made by L. Duncan, seconded by T. Drouin, to approve the minutes from September 7, 2010 meeting as presented. Motion carried with T. Drouin, C. Hall and L. Routhier abstaining.

**8. ADJOURNMENT-**

Motion made by L. Duncan, seconded by T. Drouin, to adjourn at 8:04 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Technical Assistant