

Westmoreland Conservation Commission
Nonpublic session minutes June 2, 2016

Present : Marshall Patmos, John Lukin, Dick Schmidt, April Ferguson, Mary Bradley,
Jim Ranson

Motion to enter a nonpublic session was made by John Lukin and seconded by Jim Ranson.

Reason for a nonpublic session is according to RSA 91-A:3, II(c) is that information discussed might adversely affect the persons involved.

All members present voted in the affirmative to enter a nonpublic session.

Nonpublic session convened at 9:05 am with members and guest Stacy Gambrel of the Monadnock Conservancy present.

Stacy Gambrel informed us that Robert and Elaine Moore had contacted her concerning a conservation easement on their property on Rte 63 and River road (Map R-11 Lot 2C). The Commission worked with the Moores last year and paid \$700 for an appraisal to help us decide to proceed or not with helping them. At the time they wanted to conserve +/- 16 acres and asked if we could fund the easement purchase and take title for the town. Based on the fact that our Conservation fund was limited (approx \$60,000) it wouldn't be in the best interest of the town to expend almost the whole amount on a small parcel (albeit important) of land when there are many larger open lands that warrant permanent conservation efforts.

Stacy reviewed information she compiled concerning finances and pointed out that the Conservancy has some funding possibilities and requested that the Commission help with funding a portion of the easement purchase. The property will now include not only the original 16 acres but an additional 10 or so acres where their home is located. The Conservancy would manage and monitor the easement with the town being a fall back manager. The total estimated cost broken down as—acquisition cost \$75,000—survey, \$5,000—appraisal, \$3,000—staff time, \$8,100—legal fees, \$2,000—environmental assessment, \$250—closing costs, \$760—easement stewardship fund, \$7,500— for a total project cost of \$101,610.

Given the increased acreage, the interest of the Monadnock Conservancy and the fact it might stimulate interest of other landowners willing to conserve open land, the Commission voted to financially support the project. While our Conservation fund has approximately \$65,000 we unanimously voted to contribute \$10,000 to the easement acquisition cost of \$75,000 for a conservation easement on the Moore property. Our approval is given for an easement that will consist of all of the Moore property on Lot 2 C, Map R 11 containing approximately 27 acres less the acreage required for zoning purposes which in this case is "medium density residential" with minimum 300' of frontage and 2 acres of land.

Stacy will take the information back to the Conservancy and continue to work with the Moores and keep us informed of the process.

A motion was made by Dick Schmidt and seconded by April Ferguson to seal the minutes of the meeting so as not to adversely affect the people involved. All present voted in the affirmative and the nonpublic portion of the meeting adjourned at 9:45 am.

Submitted by Marshall Patmos

UNANIMOUS VOTE AT OCTOBER 5, 2017 (MOTION/PERRY-2ND/MAY)
TO "UNSEAL" THE MINUTES OF THE JUNE 2, 2016
NON-PUBLIC SESSION OF THE CONSERVATION COMMISSION

Marshall Patmos 10/5/2017