



Mason Conservation Commission Minutes

January 9, 2008 7 pm to 11 pm (with selectmen 9:11 to 10 pm)

Attendees: Bob Larochelle, Liz Fletcher, Ann Moser, Paula Babel, Bob Dillberger, Stuart Sherman.

Vote to accept December minutes was unanimous. Meetings will still start at 7:00 pm.

2 minor changes were made to the Fifield plan notes but we got a bill for \$841.50 from Meridian. Liz will call Randy before the bill is paid. Layout and staking cost of \$137 seemed questionable.

Liz told Esau Stanley about the acceptance of his land. He has to talk to his lawyer to draw up a deed. Then we need to have Sy review it then have a meeting to accept?

Discussed development that Cynthia Hajjar was appointed by the selectmen and the commission cannot rescind that appointment. Liz did not know this fact when she called her to notify we did not need her. Bob will call Cynthia to ask her to start attending the next meeting.

Discussed recreating warrant article to bond for purchase of Moheban land. Liz will call appraiser Rockwood to get an updated version before next meeting. We currently have an offer for \$230,000. With \$80,000 bond rather than \$100,000 we could still swing it. Currently we have \$223,681 in the land use account and \$12,428 of bills to pay. \$10,267 in gen fund.

Discussed bills from town. \$1566 was bill from Frost Farm Service for mower parts but Stu asked Dave about it and it was for RR trail work. Barb-please pay \$10000 (legal fees) from land protection fund, \$2,534 (RR trail maint.)out of general fund. Voted unanimously to pay.

As part of RR bridge grant application we need a letter of support from Mane and WWW club. Ann will draft the letter.

Received donation of \$75 from Barbara Gilmore for RR trail fund. Received \$50 donation from Medlyn Motors for the Florence Roberts forest to be put in the stewardship fund. Paula will write thank you letters.

Dennis Graham did not show up for meeting. Discussed revised lease agreement from Sy. He suggested a 1500 s.f. A frame building with non-residential load (or cheapest alternative) to size septic tank. House inspection report will be included in Exhibit A as well as septic pumping. We need to discuss septic repair with Dennis. Liz and Ann have a list of changes for Sy to look over. Dennis will be receiving a tax bill of \$1364 for 2007 but would be charged \$3090 for a full year.

Charlie Moser (Lipin atty.) and Bill Downs (town forester) attended to discuss Lipin conservation easement deed. Charlie prepared deed using Barrett Mtn LLC easement wording as model. Sy wants to limit logging to no more than 50% basal area within 150' of wetlands for 20 years rather than 10 years listed in deed. Bob and Evelyn are not happy with the 20 year limit which is more suited to protect public water supplies. It would also be a detriment to many silvicultural management tools/techniques which are smaller in scope but more frequent (i.e. patch cuts for wildlife habitat management or changing the age class of the forest for better overall health). Bill was of the opinion that 10 years was quite significant, but 20 years was too restrictive. We voted unanimously to go with Bill's advice to have 10 year limit. Charlie also says the easement would disappear once the town buys the land in the future.

Meeting changed venue to selectmen's meeting to discuss offer received for Whitaker house of \$235-240 from Keith Klinger. His contingencies were removal of oil tank and sale of his existing 7000 sf house on the Cape. Si's agreement does not allow for contingencies. The selectmen say we should have an official legal bid because we are a municipality and this reduces the possibility of perceived favoritism. Mark Richardson called it a "request for proposal" with \$5000 bid bond with 30 day cutoff, to be noticed in Monadnock Ledger. We need to discuss the methods to use with Silas before calling Keith back. Liz will call Carol and tell her about the offer and the bid process.

Discussed warrant article for Moheban purchase based on purchase price from new appraisal. There is a Feb 5 deadline for warrant article but if we ask for under 100k then we don't need a public hearing! Mark and Dave Baker are still working on locating the tanks more exactly. Discussed Potter land hay lease. Bob will ask Sy for the hay lease which apparently he has already drawn up.

Discussed trails grant for RR bridge. Selectmen are concerned that the State would force us to allow ATV's. July 1st is the grant notification date. Need cost estimate from Dennis Labombard. Chris will get Forestry committee together to add to matching contribution. We need a permission letter from the selectmen as property owner for the grant application. Selectmen voted unanimously in favor of the bridge project on town land.

Discussed Dennis Graham lease and septic repairs. They suggested we add time limits and penalties on exhibit A to encourage timely repairs.

Discussed letter from Denis DiPaolo about cleaning of brush on top of hill (please refer to the minutes from last month).

Moved back to upstairs office.

Discussed Wetland buffer ordinance. Dotsie and Mark Archambeault made some changes which further solidify the document. We are hoping to be on the agenda for next pb hearing.

Discussed Ruggerio site plan. Liz has sent email to DES asking for guidance about lack of septic as well as making suggestions on PB review form for Jan 30th meeting. We will submit in PB box with the DES recommendations.