



Mason Conservation Commission Minutes

February 20, 2008 7 pm to 10:30 pm (Meeting originally scheduled for Feb 13th postponed due to storm)

Attendees: Bob Laroche, Liz Fletcher, Ann Moser, Paula Babel, Bob Dillberger, Anna Faiello, Stuart Sherman, Charlie Lanni.

Vote to accept January minutes was unanimous.

New Moheban appraisal from Rockwood came in at \$540k. Steve said he would accept \$500k anyway. If someone at town meeting moves to reduce the \$80,000 bond. Need to check how bond will affect the tax rate. Also need to find out annual bond payment.

Discussed new policy regarding logging of conservation easements prompted by complaints from Bruce Mann. Liz asked Jon Knute for unbiased advice. He indicated in an email that a sustainable harvest interval will be 20 years 30% basal area always overseen by a forester.

Keith Klinger sent us an offer of \$249,000 with a check for \$5000 with June 30th closing date. He assured they will get a bridge loan if their existing house is not sold by then. Because he missed some signature lines, Liz is sending the application back. They listed a contingency of a usable septic system. Contingencies are not allowed per Silas. To install a new septic system would cost about \$15,000.

Mark Archambeau from Nashua River Watershed Association gave a presentation on groundwater reclassification. This system has potential for firming up zoning to protect the aquifers during the effort to cover the 4 acre zoning. Mark will make another presentation dealing with the town maps to determine if the reclassification would make sense for the town and what classifications would be workable to protect the town. This is tentatively scheduled for our next meeting on March 19th.

We read the letter submitted by Dave Morrison regarding removal of trees from Bronson Potters land on Greenville Road, and creation of a water hole at his beaver pond (west of house). Bob L will call Dave to schedule a site walk at future meeting when daylight hours are longer to make the determination.

Dennis Graham attended to discuss the latest copy of the lease agreement. Dennis was in agreement with a shared responsibility for repair of the septic system and underground fuel tank removal/new tank installation. We will be applying the rent payments to repair long term property improvements such as septic, fuel tank, well pump and oil burner. Dennis generally agrees with the new lease and will review it during the month and perhaps sign it at the March 19th meeting.

Martin Ruggerio attended to review the site plan for his repair garage. State says if you don't have a water source in the building you don't need a septic system. Also don't need a permit for single tank fuel storage under 600 gallons or separate tanks under 1320. Liz suggested a "filter strip" to treat the snowmelt before it goes into the wetland. This strip should be designed by an engineer with planting suggestions. We will also request no steam cleaning and all work to be done indoors.

Voted unanimously to pay \$1000 to Rockwood Appraisal for updated Moheban appraisal.

Voted unanimously to pay \$250 to for Whitaker house updated appraisal.

Voted unanimously to pay \$424 to Meridian Land Services for updated Fifield easement survey.

Voted unanimously to pay \$82.50 to for Dennis LaBombard for engineering construction estimate for snow mobile bridge design.

Voted unanimously to reimburse Liz Fletcher \$19.50 for express mail of RR trail grant application.

Discussed Craig Fifield's decision to subdivide out Parcels A and B from the easement land per recommendation of his lawyer Todd Mayo. This will delay the easement for another year and be about \$10,000 more in survey costs which Craig will have to pay, not to mention a class 6 to class 5 road frontage upgrade.