



## **Mason Conservation Commission Minutes**

June 11, 2008 7:00 pm to 11:30 pm

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

Voted unanimously to accept May minutes.

Found the well at Whitaker House. Need 6-7 feet of pipe to raise it above grade (\$1,000 to do the work). Unable to locate any sign of a septic system or leach field. Carroll Ann (Prudential) says a working well and at least a plan for a septic system are required to list the property (because no one can get a mortgage without these two).

Chris Guiry updated the Commission about Steve Moheban's interest in purchasing the Whitaker House with his partner Mike Tancreti. Chris mentioned a priced of \$225,000 as a target, and will meet with Mr. Moheban and his partner to discuss and negotiate the deal. In the meantime, the Commission agreed to defer entering into a listing agreement with Prudential Realty for thirty (30) days to allow time for these negotiations.

Jonathan Sawyer presented to the Commission a proposal for tapping maple trees on the Scott Hastings Memorial Land. Jonathan estimates ninety-eight (98) taps with lines to a collection barrel. Lines would remain up year round. Standard yield estimate is one quart syrup per tap and a common fee is \$.50 (fifty cents) per tap. The Commission expressed concern about using the land for a commercial venture and deferred a decision to allow us to discuss the issue.

Heard from Mark Archambault and Pierce Rigrod (DES) regarding groundwater classification project. DES guidelines are flexible but Pierce recommends that a town employee (health officer, building inspector, or fire chief) be involved in the required inspections (statute authorizes inspections for such personnel but not necessarily for volunteers; inspections and reports required at least once every three years). Ann Moser will arrange a meeting with the relevant Mason folks to introduce them to the process.

Update on septic system replacement/repair at A-frame on Old Ashby Rd.: Need to determine max. occupancy requirements to set required septic capacity. Current estimate (according to Dennis) is up to \$3,000 to replace tank and leach line. Agreed that a 1,000 gal. septic tank is adequate for now and foreseeable future use. Dennis will gather quotes for this work; the Commission will cover the expense. Bob L. will provide Dennis with a list of potential contractors.

Discussed a rent increase for the A-frame. Current expenses don't warrant this action at this time, particularly given that Dennis paid \$1,950 to install a new 275-gallon oil tank.

Received soil test results for oil tanks removed from Whitaker House and A-Frame. Results show no chemical contamination exceeding DES limits for either site.

Ann gave an update on the Esau Stanley land gift. Mr. Stanley requests that the land be dedicated to the memory of his recently deceased son. We plan to include a dedication on the sign we'll have made to identify the area. Ann is pursuing this. Mr. Stanley has faxed his paperwork to Silas Little for review.

Bob and Bob will handle the Old Home Day table with maps and whatever else we come up with.

Received three bids for the Black Brook Railroad Trail bridge. \$13,530 from Cornerstone Excavation. \$10,414.40 from O'Grady Construction. \$20,996.00 from C-Corp. Liz moved we accept O'Grady's bid. Bob D. seconded. Passed unanimously.

Voted to pay the following bills:

- \$150 to Caswell Pump Co. for finding the well at the Whitaker House.
- \$64.57 to Liz Fletcher to reimburse copy and postage expenses associated with the Fifield easement.

- \$1,800 to Rockwood Appraisal Service for additional work on the Fifield easement. Bob D. voting against.
- \$684.92 to Meridian Land Services, Inc. for Fifield easement services.
- \$195.00 to Kent Clean Septic LLC for investigating the septic system at the Whitaker House.
- \$975.00 to M.B. Maintenance, Inc. for removing oil tanks at the Whitaker House and the A-frame.

Regarding ATVs on the northern section of the RR trail, Liz will respond to the Trails Bureau and ask them to restore the signs at the Mason/Wilton town line on the trail. Agreed that we need to restore the town line gate on the trail. Liz will get gate plans from Trails Bureau which we'll consider in constructing gates for the town line and at the Potter homestead.

Voted to pay the following associated with the Fifield easement:

- \$28,500 to "The Family Trust created under the Charles W. Fifield, III, Revocable Trust."
- \$28,500 to "Anne C. Fifield Revocable Trust."