

**MINUTES OF MEETING
CONWAY CONSERVATION COMMISSION
February 13, 2013.**

The February 13, 2012 meeting of the Conway Conservation Commission convened at 6:33 p.m. at the Whitaker Homesite in North Conway, NH. Members present were: Rob Adair (Chair) Karla Allen, Paul Pinkham, Carol Lyman, and Matt Coughlin (Alternate).

Mr. Adair stated welcome back to Paul Pinkham and thanked him for his ten years of service as a member of the Conservation Commission.

Mr. Adair next appointed Alternate member, Matt Coughlin, as a full voting member for this meeting.

APPROVAL OF MINUTES 1/9/13

Motion was made by Ms. Lyman, seconded by Ms. Allen, that the Minutes of the 1/9/13 meeting be approved as circulated. The motion carried 4-0-1 with Messrs. Adair and Pinkham and Meses. Allen and Lyman voting in the affirmative and Mr. Coughlin abstaining.

Larry Huemmler joined the meeting at 6:36 p.m.

PUBLIC COMMENT

There were no public comments.

OTHER BUSINESS

Upper Saco Valley Land Trust/Build-Out Analysis – Tom Gross and Will Abbott of the Upper Saco Valley Land Trust (USVLT) appeared before the Commission.

Mr. Abbott advised the USVLT will be holding a multi town meeting on May 11, 2013 starting at 8:00 a.m., in Fryeburg, Maine. Further, information on this upcoming meeting will be provided in the near future.

Mr. Abbott advised the USVLT would like to do a build out Analysis in the Town of Conway. Mr. Abbott next reviewed a Powerpoint presentation with the Commission on a build out Analysis that was done in the Towns of Wolfeboro and Brookfield, New Hampshire. Mr. Abbott explained that a build out analysis includes zoning, assumptions, existing buildings, growth rate, and development constraints. These items would be put into a model. Mr. Abbott next showed a map of existing buildings in 2012 and the estimate of what a build out would look like for the years 2032, 2062 and 2110. Mr. Abbott explained there would be impacts of additional phosphorus loading and other effects from future development. Mr. Abbott explained model limitations and advised these are all computer models and are estimates.

Mr. Abbott next reviewed the Conway Lake Watershed area located in the Towns of Conway, Eaton and Madison. Mr. Abbott next reviewed proposed costs estimates for the build out analysis for the Town of Conway and the area towns. Mr. Abbott advised that the USVLT is hoping the Town of Conway would contribute \$2,000 to do this plan.

Ms. Lyman questioned if the USVLT were to do the plan, when they would start. Mr. Goss advised that they have already started the analysis in other towns and have received commitments from the Town of Eaton and, also, the Conway Lake Association.

Mr. Gross next explained that the point of view of the USVLT on this matter is that it is a tool to build awareness. One side of Conway Lake is privately owned and this plan would show what happens if you allow the entire lake to be developed. The build out analysis would be a tool to raise awareness and would also be useful to the Conservation Commission. Mr. Abbott further explained that another item to be considered is the salt impact on roads and that this plan will build awareness of this as well.

Mr. Adair questioned if the USVLT would be targeting areas of Conway Lake for conservation easements. Mr. Abbott replied in the affirmative.

Ms. Allen questioned what other towns have been doing with their build out analyses. Mr. Abbott advised that Wolfeboro has been using it in their Master Plan. Mr. Pinkham questioned what the Town of Conway would do with their plan. Mr. Abbott stated the Town of Conway Planning Department did do a build out analysis but that, in his opinion in reading the plan, he feels it seems coarse and they may not have taken all considerations into account when doing same. Mr. Abbott further added he feels the Planning Department can use this proposed build out plan along with the town's Master Plan.

There was next a discussion by the Commission of the positives and negatives of doing this proposed build out plan. Commission members Huemmler, Allen and Pinkham agreed they were generally in favor of this project. There was also discussion of funding for the project. Mr. Pinkham questioned if the Board of Selectmen were familiar with the project. Mr. Abbott advised the USVLT gave a brief presentation on the project approximately one year ago to the Board of Selectmen. There was further discussion of how funds would/could be appropriated for this project. It was agreed this would have to be looked into further.

Mr. Abbott next stated this project would be a tool that we can continue to change and look at in the future. This would also help the USVLT in the planning process of where the next conservation project will be. Mr. Adair questioned if, when this project is completed, the town would receive GIS information. Mr. Abbott responded in the affirmative. Mr. Adair questioned if the USVLT envisions doing similar build out analyses in the Intervales and other areas. Mr. Abbott responded in the affirmative and added that they wanted to start with the Conway Lake Watershed area.

Mr. Abbott next discussed phosphorus levels and different species, etc, in Conway Lake. Mr. Abbott stated they are trying to ramp up protections against these types of things the best that they can. They are trying to raise awareness.

Mr. Abbott next advised the USVLT will be mailing out save the date information in the near future concerning the multi town meeting on May 11, 2013 starting at 8:00 in Fryeburg, Maine concerning the types of issues discussed today. Area towns will be invited and they will also see the Conway Lake build out model at the meeting and, hopefully, they will call the USVLT for plans for their towns as well.

Mr. Adair thanked the USVLT for coming to the meeting and making the presentation this evening.

Discussion of NHDOT Mitigation Lands Mr. Adair reviewed maps and a proposed Memorandum of Agreement (MOA) with the Commission concerning lands along the North South Road. Mr. Adair further reviewed these are parcels the NHDOT cannot get rid of as they were acquired for the Bypass and this is not surplus land. Mr. Adair next advised that he and Town Manager, Earl Sires, met with Don Lyford, Victoria Chase, and others from the NHDOT to discuss the parcels. We asked how the NHDOT would manage these lands and they advised they have no means of managing these properties. Now the town is offering to manage these lands. A draft MOA

has been drawn up which includes timber management. The NHDOT stated they wanted 30% and 70% of the proceeds could stay with the town. Mr. Adair stated he felt it was a good idea for the town to manage these parcels. Mr. Adair next advised that some expenses would also be incurred for Don Johnson's expertise, as forest management could be done as well. Mr. Adair next stated that he knows that people do use these areas for hiking, biking, snowshoeing, etc., but that there is no one to manage the lands. The New England Mountain Biking Association (NEMBA) has also expressed interest in helping to manage the parcels and he feels this would be a win-win situation.

Forester, Don Johnson, stated that he did work on these lots previously and feels there is a lot of potential there. Pudding Pond is also a huge factor to consider as well. Mr. Adair pointed out the lands also about the Redstone Quarry as well. Mr. Johnson next stated there is a lot of timber resource in the lots, there are certainly recreation resources as there is a well defined trail system and the access is good and, also, the potential for conservation is good.

Ms. Allen asked about the bypass plan for this area. Mr. Huemmler explained the bypass is currently not in the State's 10 year plan. There was next brief discussion on the potential for long term use of the lands and that this would be managed by the Conservation Commission.

Mr. Huemmler questioned if the 70% proceeds would go into Conservation Commission accounts. Mr. Adair stated there is a question on this matter but he believes the proceeds from timber sales go into the General Fund but this is something we would need to clarify with the Board of Selectmen. However, if we are doing the Timber Management Plan, we would want to see proceeds from the funds received. Mr. Huemmler suggested putting language in the MOA regarding same.

Ms. Allen moved, seconded by Mr. Huemmler, to go forward with the Memorandum of Agreement. Mr. Huemmler reiterated that he feels that we need to clarify where the proceeds would go in the MOA. Mr. Johnson questioned who drew up the MOA. Mr. Adair advised that Mr. Sires drew up the language and then sent it down to the NHDOT for consideration. Mr. Johnson stated that he has some questions on the MOA such as about firewood in item 4 F of the MOA. Mr. Johnson next questioned if this is an annual agreement. Mr. Adair responded in the affirmative. There was brief discussion of the possibility of the state terminating the agreement. Mr. Adair stated that he does not see why the NHDOT would terminate the agreement anytime in the near future and, also, there is no reason why the town would at this point either. After further brief discussion, it was agreed that Mr. Johnson would send his comments and concerns about the agreement to Mr. Adair who would forward them on to the Town Manager, Earl Sires, for discussion. A vote was taken and the **motion carried unanimously.** Mr. Adair clarified that this is contingent upon him reviewing the language of item 4F and, also, clarifying where the funds would go. All agreed.

Upper Saco Valley Land Trust/Build-Out Analysis - Mr. Adair stated he would like to go back to the discussion on the build out Analysis proposed by the USVLT earlier in the meeting. Mr. Adair asked what the pleasure of the Commission was on the USVLT request for funds in the amount of \$2,000. Mr. Adair stated he felt it was a good investment. Ms. Allen agreed adding that she felt this would be a good tool for the Conservation Commission; however we may want to think about how we manage it as she fears there may be some opposition from people who may want to build on the land, etc. Mr. Pinkham stated there was interest in this subject years ago when the town developed the Master Plan and by doing this build out plan it may regenerate interest on the subject. There was further brief discussion by the Commission members. **Mr. Huemmler moved, seconded by Ms. Allen, that the Conservation Commission contribute \$2,000 for the USVLT Build Out study. The motion carried unanimously.**

REPORTS

Don Johnson/FLI - There was no report given.

Wink Lees/TNC – Mr. Lees was not present and there was no report given.

Selectmen's Report/David Weathers – Selectman Weathers was not present due to the fact that he was attending a hearing on the town budget. No report was given.

Wetland Applications – There were no applications discussed.

Member Roundtable – Mr. Pinkham questioned if there has been any further information on the request for looking at Whitaker Woods as a building site for the North Conway Community Center. Mr. Adair clarified that there was one suggestion that they explore the school property that is next to Whitaker Woods but he does not know if anyone has approached the school regarding this matter. Mr. Pinkham next reviewed information on Whitaker Woods and advised that when the state acquired this and gave it to the town, the state was specific about the aesthetics, cultural value; etc. Mr. Pinkham next stated that we are now looking at buildings, fields, lights, etc. He does not feel that what we are seeing at the site meets the intentions from when it was conveyed and feels that we need to be careful to keep in mind the deed that was signed. Mr. Huemmler stated that at a recent Board of Selectmen meeting it was clarified that the suggestion was to use the school property and not Whitaker Woods. Mr. Pinkham stated he stills feels we need to be careful.

Mr. Coughlin asked about the 400 acre site on West Side Road. Mr. Adair advised that the Conservation Commission is awaiting an appraisal on the property and this is due to be received sometime in February. Mr. Huemmler stated that we will then sit down with Sut Marhsall to further discuss same and then decide if this is something we want to do. If we do approach the landowner for this property, this will also have to go before the Board of Selectmen for public hearings, etc.

Ms. Lyman reviewed that each Commission member has a territory or piece of property to review and that she thought we were going to to make up a check list of what we are supposed to be looking for our areas. There was brief discussion by the Commission. Mr. Adair stated that it was previously agreed that each member would provide quarterly reports on maintenance, etc. Ms. Lyman questioned if the reports are enough and felt there was a need for a checklist. Mr. Huemmler stated he didn't feel a checklist was necessary but that each member does need to get out there and review the areas. Mr. Adair agreed and asked members to provide a report. All agreed. Mr. Coughlin stated that he is new to the Board and is not on the list for an area in town but is willing to help out. Mr. Adair suggested he look at the Hurricane Mountain Road area. All agreed.

NEXT MEETING

It was agreed that the next meeting of the Conservation Commission would be held on March 13, 2013.

ADJOURN

At 8:05 p.m., **Mr. Coughlin moved, seconded by Mr. Huemmler, to adjourn the meeting. The motion carried unanimously.**

Respectfully submitted,

Karen Hallowell
Recording Secretary