Members present: Ben Wadleigh, Jon Scanlon, Kathi Mitchell, Charles Mitchell, Bob Hardy, Paul Rushlow, Jim Cropsey and Helen Hanks. Also present: Ken Norton.

Minutes: Kathi Mitchell moved, seconded by Bob Hardy to accept the minutes of April 15, 2013 as read. Motion passed.

Members reviewed the minutes for the May 8, 2013 workshop and made the following suggestions:

- Chief Cormier is ok with the entrance to the parking lot at “Ernie’s” being directly across from the Police Department driveway, but requested that the entrance be wide enough for two vehicles to avoid potential backup of traffic on Route 3/11.
- Clarify that the boat ramp is for carry in boats, not a full ramp for large boats.
- Bob Hardy questioned whether there would be a liability issue if there is no lighting. Ken Norton suggested including “Conservation Area closes at dusk” on the kiosk.

Jon Scanlon moved, seconded by Helen Hanks to support the plans for “Ernie’s” as indicated in the May 6, 2013 minutes with the above amendments. Motion passed.

Discussion followed relative to some form of barrier needed to keep vehicles off the “State” property as parking will only be on the “Ernie’s” property when the two lots are eventually combined. Boulders are the least expensive but some members do not like their appearance. Jim Cropsey suggested asking Swenson’s Granite if they might have some seconds that could be used. Kathi Mitchell suggested softening boulders with small bushes between them. Jim Cropsey suggested a grass berm with shrubs that wouldn’t block the view but would keep cars off the property. Chuck Mitchell responded that a berm wouldn’t keep trucks out and the snow plows would eventually push it back. Jon Scanlon suggested using rocks for now and if more money becomes available something more aesthetically pleasing could be added.

Update on Ernie’s: A rusted out oil tank was discovered when removing the “lift” resulting in additional material having to be removed. As this is petroleum, the State of NH covers any costs over $5,000. The initial $5,000 can be included in the cleanup grant or it may be covered by the town’s insurance.

As there has been some discussion relative to the management of “Ernie’s” and the “State” parcel, Chuck Mitchell asked the NH Conservation Commission about the Commission’s role in managing parcels it has purchased. The response was that as per NH RSA, the Conservation
Commission shall have control of management of properties. Ken Norton asked if this means the Commission would have to maintain the properties as well. The consensus of the Commission is that these two properties are to be a conservation area and not a “park” and therefore it may not be appropriate to turn them over to the Park Committee. Chuck Mitchell will contact LGC for clarification of this matter.

**Agricultural Easement:** The Wadleigh family is considering a conservation easement on 198 acres but they are concerned that the wording of the easement not limit their future use of the property for agricultural purposes. The potential document as presented uses wording from NY State which may or may not be appropriate in NH. Chuck Mitchell commented that any document proposed for an easement would have to be reviewed by an Attorney. It was agreed that the Commission can help find an appropriate easement document if this easement is to go forward. Ben Wadleigh added that the NY document seems to give more freedom in keeping the land in agriculture and the flexibility to change over the years. For instance, it allows for migrant worker barracks and allows changes to be made as agricultural needs change in the future. Helen Hanks suggested that the Wadleighs highlight those items they specifically want from the NY document and adapt the NH easement document. Kathi Mitchell objected to the inclusion of cell towers, wind mills, communication towers, etc and would want to include the requirement of review by the town and abutters. Chuck Mitchell will check with Sanbornton to see if they have an Agricultural Easement document for review.

**Other:**

- State DOT – Historic Bridges – looking for any exceptional bridges located in town that were built after 1945.
- NHANRS workshops
- Aspen Dental site plan

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved June 17, 2013