Present: Helen Hanks, Jon Scanlon, Jim Cropsey, Paul Rushlow, Bob Hardy and Ben Wadleigh.

**Minutes:** Jon Scanlon moved, seconded by Paul Rushlow to approve the minutes as read. Motion passed.

**Re-appointment of members:** Helen Hanks moved, seconded by Jon Scanlon to re-appoint Ben Wadleigh, Paul Rushlow and Kathi Mitchell as Conservation Commission members and Sukie Clark as an Alternate member for 3 years. Motion passed.

**Election of Officers:** Helen Hanks moved, seconded by Paul Rushlow to nominate Chuck Mitchell as Chairman of the Conservation Commission. Motion passed. Ben Wadleigh moved, seconded by Jon Scanlon to nominate Bob Hardy and Helen Hanks as Vice Chairmen of the Conservation Commission. Motion passed.

**Wadleigh Conservation Easement:** Roger Wadleigh was present to review the proposed Wadleigh Family Conservation Easement. The easement document is more detailed than many because the family wants to be sure that the intent of the easement is continued through the next generations. It keeps the farmstead as one piece of property with the farm land and allows continued farm practices. Rather than designating a specific area where farm buildings are or can be located, farm buildings would be allowed anywhere on the property. Helen Hanks questioned the proposed allowed uses which include a beauty salon. Roger explained that this would allow small enterprises to be included on the farmstead, recognizing that farming may not be a full time enterprise. The property has been surveyed at a cost of $24,000. Lakes Region Conservation Trust requires a real estate assessment to determine an amount to pay for an easement. The assessment is an additional $5,000 expense.

Helen Hanks asked what the family’s long term intent is for granting an easement. Roger Wadleigh responded that the family would like to preserve the land for agricultural use rather than development. Paul Rushlow asked how this easement is different from others. Roger stated that he has learned from others that there can be concerns relative to various small farm activities and this easement tries to address this issue so that there are no questions about what is and what is not allowed on the property. The easement does not provide for public access to the property.

Ben Wadleigh asked if the Conservation Commission could support this easement the way it is proposed. Roger suggested that perhaps the Commission could help with the costs of surveying and assessment. He commented that he would like to move forward with the easement now before there is an increased number of owners as the generations continue.
There was general agreement with the content of the easement and the valued commitment of the family to the land. Helen Hanks suggested applying for NHDES Mitigation funding. This will be researched and the easement will be discussed at the March meeting.

**R10 Lot 28:** Jon Scanlon reported that he had observed the owner depositing snow over the retaining wall into a detention pond area. Members reviewed the site plan map which shows a specific snow storage area within the plan. A letter will be sent to the owner requesting that snow be stored in the designated area on the plan with the explanation that putting snow in the swale will delay drainage in the spring.

**Correspondence:**
- Report of 2014 expenses
- Intent to Cut – Dawson
- DES – Lord Hampshire application incomplete
- DES – Winnisquam Resort – more information needed
- NH Community Forest – able to provide technical assistance

**Other:**
Due to the high levels of traffic to be generated by proposed development on Bittern Lane, the Selectmen have had discussions with the owners and NHDOT about access to Rte 3/11. It has been suggested that the developer try to use Sherwood Drive instead of Bittern Lane as there is an existing street light at this intersection. However, there are Conservation Easements on the land between the property in question and Sherwood Drive. Members reviewed the maps and easement documents which specifically do not allow road construction. The consensus of the members was not to open up discussion about renegotiating the easement documents as the intent was to protect Ice House Pond and the Winnipesaukee River. It was suggested that the developer try to work with Kohl’s and Lowe’s for access.

Meeting adjourned at 8:30 pm.

Respectfully submitted,
Eliza Conde, Secretary