



## Meeting Minutes August 11, 2020

**Present:** Todd Hathaway, John Gabour, Scott Pim, Ben Bade, Sandy Goodspeed

**Absent:** Liz Wilson, Dan McCombs, Joseph Trombley

**Call to Order:** 7:03 p.m.

### Permits:

#### **Farmsteads of New England**

Brian Jones of Allen & Major on behalf of Farmsteads of NE presented a proposal for 150 square feet of buffer impact (about 10 feet into the 25 foot buffer) for a driveway in connection with addition of several residential outbuildings on Farmstead's 21 acre residential parcel on Plumer Road. Farmsteads provides day and residential services that focus on farming education and training for individuals with autism. There are about 340 square feet of wetlands. A wetlands scientist has reviewed the property and determined that the wetland area is not high value. The reason for the impact is to maintain existing stone walls and other existing features of the property. Sandy visited the site and believes that the impact is minimal and the wetland itself essentially just a low area on the property that is not connected to other watersheds or wooded areas. The project is pending Planning Board approval. The Members unanimously agreed that the Commission does not object to the proposal. Scott Pim recused himself as he provided survey work for the project.

### Miscellaneous:

#### **Historic Signs at Mary Blair Park**

Michael Vose presented a proposal for arrow markers/signs for the Folsom Mill historic trail at Mary Blair Park. Michael, Sandy, and Scott explained the history of the trail and that the trail is difficult to follow. Michael estimated a need for 5 or 6 arrows, and small signs at the start and finish to mark the trail. Sandy will total up the potential signs and speak to LRAC about possible sign options and funding. Todd will discuss options/costs with Summit Signs.

### Admin:

#### **Minutes**

The Members approved the Minutes from July, subject to Sandy's revisions, which Scott confirmed. Todd advised that we need to be posting the Minutes within five days of our meeting. We can revise and approve revised Minutes later if necessary.



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### Financial Report and Expenses

Escrow \$3,715.93; LUCT \$63,116.66

### Budget

John created a potential format for a budget. The Members reminded themselves to be sure to request the annually allocated \$2000 from the Town. The Members discussed ECC funding issues generally and the possibility of a warrant article to increase LUCT percentage or remove cap, and the benefits of having more money in our account, among other things, to deal with unforeseen conservation opportunities and bigger projects. Scott will consider the issue some more, including whether the timing of a warrant article makes sense.

### Properties:

#### Clark Farm

Scott confirmed that we would need to take some kind of ownership stake in the property in order to make a donation to the project, as requested by SELT. SELT has not offered an ownership stake at this time. We would need to come up with another warrant article to donate funds without an ownership stake. (The last one on this subject failed, narrowly.) Scott and Sandy will come up with potential warrant article language. If there were an easement involved, the Members expressed interest in contributing in response to SELT's present request as the project has significant benefit to the Town and our conservation goals.

#### Dimond Hill Road

Scott described that the Road is presently Class VI Road in several areas and he created an abutters list to potentially contact owners about converting a segment of the Road to Class A trail. Sandy questioned whether Class A trails allow vehicles under 1000 pounds, which would not address the concerns of ATV use and bridge building. Scott discussed with Greg Tilman (former Con Comm member) who indicated that bridging might actually be preferable. The Members reviewed the statutory language regarding Class A trails and felt confident that trail use restrictions could be imposed. Scott proposed potential warrant article language relating to the segment from Range Road and Rum Brook. While enforcement is always a question, changing to Class A trail would at least allow the potential for enforcement and blocking the motorized vehicles. The Members agreed to request that the Selectman place a warrant article on the ballot to convert this section of road.



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### **Dimond Hill Signs**

Ben and Dan are still trying to find a date to install the tree signs. Ben got a quote for signs similar to Dimond Hill for general usage at other parties. The Members approved up to \$500 towards those signs.

### **Hoar Pond**

Todd confirmed that sign costs are roughly the same as Miriam Jackson, but will take some time to complete. He will obtain a formal quote. Sandy indicated that one sign should be enough. The Members felt that “Hoar Pond” should be the name, as opposed to the more formal names for the separate pieces of the property.

### **Fox Run**

Ben indicated that it may be possible to install the Alphabet Signs this weekend, but Scott raised the question of getting the school involved so that they could identify areas of interest to be associated with each sign. Ben will follow-up with Liz and/or the science teacher on their interest. Ben is also still working on removing the old Fox Run sign. Ben got a quote for a precast weir to control the pond level ranging between approximately \$800 and \$1300 depending on the size. Ben estimated that the smallest size was likely sufficient. Sandy will speak to Dennis about potential installation.

### **Low Park**

Ben got a quote for 2x2 1200 pound precast blocks for \$82 to anchor a picnic table. There is already an existing slab, so we will hold off on the blocks for now.

### **Folsom**

Sandy spoke to Dennis about moving the boulders back in place to block the trail entrances and will follow-up.

### **George Falls Woods**

Sandy has not been able to organize trail work yet; probably a fall project. Todd confirmed that sign costs are roughly the same as Miriam Jackson, but will take some time to complete. He will obtain a formal quote. The old sign would be removed and a parking area created near the new sign.



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**Miriam Jackson**

Sandy is working on a historic sign quote. Size would be approximately 18 x 24". It would be placed next to the rock with the plaque on it. She already has a good quote from Infinite Imaging for the historic sign. The Members agreed that it could be placed on a pressure treated post. DPW is going to be address the Japanese Knotweed.

**Photo Contest**

There was only one entry, so we have a winner! We will advise Dan and he can post to the website.

Adjourn: 9:08 P.M.

Next Meeting: September 8, 2020

Respectfully submitted,

*/s/ Todd Hathaway*

Todd Hathaway, Secretary