

**Campton Conservation Commission
Meeting Minutes June 10, 2009; 7:30pm**

Commissioners Present: Melissa Greenawalt-Yelle, Lisa Doner, Jane Kellogg, Jules Doner, Tammy Wooster

1. Pattee House Sale:

- a. Update: A quick update was given to Melissa who wasn't able to attend the Select Board meeting where the CCC and realtor Harry Hughen recommended a buyer for the Pattee House. The Select board signed the Purchase and Sales agreement, with the only question being from Craig Keeney who asked whether it was acceptable for the town to pay the closing costs. The rest of the board assured him it was routine.

Also at the meeting, Ann Marie reminded the CCC that we would have to bring the Pattee House issue before next year's town meeting in order to transfer house sale proceeds back into the Conservation Fund. This is the case because an exact dollar amount is needed before a vote is valid. Ann Marie said that she would consult Town treasurer Mary Durgin as to what would be the best interest earning vehicle for the money in the interim.

To date there has been no word from Harry Hughen, other than a call to Lisa letting her know that a radon detector was being put in the house. We all presume the inspection and financing processes are moving forward.

- b. Next Steps: Jane explained to Melissa and Jules that we need to set a stake at the SE corner of the property. Before the 6/1 Select Board meeting Lisa, Jane, Tammy and Harry briefly met at the Pattee Property. Harry pointed out a small area that the buyer had offered to mow/maintain which was not part of the house lot. Lisa communicated to Harry that it was not the appropriate time to consent to this without all CCC members present, and all agreed that it would be within everyone's best interest to set a corner stake in the near future.

Jules suggested that since we have known front stake distances, we could determine the boundary ourselves through pacing/measurement. Lisa thought it would be a better idea to wait until after the closing and invite the buyer to participate in the process. Jane agreed and said we could walk the boundaries based on the deed language and put a stake where we believe it to be. Discussion continued as to whether our approximation would be considered legitimate or whether it would require a surveyor's stamp of approval. Jane said that she has a cousin who is a surveyor, and that she would consult him on the issue. All agreed to revisit the subject at our July meeting based on Jane's feedback.

2. Pattee Property:

- a. Upcoming Maintenance:

Jules offered to mow the lawn again and all agreed it looked fine. Lisa pulled out the Pattee Timeline and noted that June and July were blank, but we should think about

removing the shed before the house sells so that we can drive across the property for easy debris removal. It was decided to remove the shed on the same date that the boundary marker will be set some time after our July meeting. Tammy asked whether anyone had heard from the State contact regarding Blair State Forest trail development. Jess has been the contact and is still on vacation so the progress is unknown. Lisa brought a pile of Pattee Property related paperwork which she had organized into two files. Both files will reside in the file cabinet.

b. Parking Lot:

Melissa posed the driveway/ permitting question which was brought to her attention by another Blair Rd. resident. This was discussed at our last meeting and all wanted to ask Jane's opinion since it was thought to be Planning Board related. Jane's take was that the proposed driveway shouldn't be a problem but recommended someone check with Ashland or Campton DOT to be sure. Melissa agreed to do this. Jules added that backing out of the parking lot onto Blair road may be an issue.

3. Beebe River/Yankee Forestlands:

Lisa reported that there had been no formal reply since the Feb.4th letter went out to Yankee Forestlands. Action taken to date is insufficient and consists of the placement of some flagging on two separate occasions. Lisa and Jules reported the erosion, road undercutting, channeling, and river delta formation problems are worsening. The question of who may have put up the flagging was asked. Lisa suggested it may have been someone from the town. Melissa said that she was contacted and questioned by one of the assessors involved with the land project after reading about the problem in our minutes. The commission had discussed sending a formal complaint to DES at our last meeting, but this hasn't been done to date. All agreed that we need to make progress with the owners in some way. Jane suggested that Roger LaRochelle from the Squam Lakes Conservation Society may know the best contact person from Yankee Forestlands to address. Jane will e-mail Roger and Jules will contact Butch Bain and/or Craig Keeney to inquire about the flagging.

4. Eastern Corners Road:

Lisa brought the letter she wrote to the Eastern Corners Road resident for Jane to review before mailing. All other CC members previously reviewed the letter. Jane approved the letter, and Lisa reported that she had revisited the steep driveway site a couple of times following rainfall and that there was no increase in erosion or evidence of overflow.

5. FYI:

- a. GIS : Jane reported that Ron Reynolds had recently attended a PSU GIS class to sit in on the presentations of some final projects. Ron was particularly impressed with student Janet Towse's project, and thought it may be of interest to the Campton Planning Board. Janet may present her work at a future Planning Board meeting which CC members may want to attend.
- b. Planning Board Update: Jane reported that the Owl's Nest is planning a preliminary extension to Sunset Hill with 9 new house lots. There are no wetlands involved. Another Planning Board topic discussed was that of junkyard cleanup. Jane said that the project

proposed about two years ago is now underway. A list of several junkyards was generated as a result of public input. Charlie Brosseau, Head of Code Enforcement is sending out letters, and scheduling site visits. The outcome/feedback will be reported back to the Select Board.

Jane mentioned that one junkyard discussed at the PB meeting has potential environmental impact to a nearby stream. CC members decided that although this site did not make it on the initial list, the process is new and this site may be addressed in the future. In the event that this is the case, we are ready to play an advisory role in the process if asked to do so.

- c. PRLAC Update: Jane reported that the In-Lieu Fee program has about \$150,000-200,000 in funds. DES is working to find projects within the Pemi Watershed. On June 30th, there will be a meeting to discuss the program and to reach out to local CC's to find out their needs. The meeting is at 7pm at Boyd Hall, PSU. Lisa mentioned that this may be an opportunity for revisiting the Campton Pond dredging issue. She learned of a prospective student researching the recovery of submerged timbers and the resulting water quality issues.
- d. Historical Society Tour Day July 26th: Melissa will represent the CCC leading a nature tour at the BWNA. If anyone wants to join there is also a tour that day of the Clark B&B and The Dole Mill.
- e. Campton Old Home Day: Will be on August 8th. Be thinking of ideas for a display. Melissa suggested this may be an opportunity for some public outreach, perhaps with a mini interactive activity for kids.
- f. Campton Garden Club Tree Donation: Melissa was contacted by Carol Linehan, asking whether the CCC had any interest in utilizing some weeping willow trees leftover from their annual sale. Melissa asked whether we could use them at the BWNA riverside erosion spot. Jane answered that we were restricted by the deed and so could not. Tammy suggested perhaps we could use them on the Pattee property between the house lot and parking area.

Meeting Adjourned, 8:50 pm
Next meeting July 8, 2009; 7:30pm