

# HILLSBOROUGH CONSERVATION COMMISSION

September 3, 2015

Hillsborough Town Office

Approved Minutes

Present: Commissioners: Brett Cherrington, Chair; Terry Yeaton, Vice-Chair; Richard Head; Linda White, Ann Ford, Alternate.

John P. Segedy, Recording Secretary & Alternate.

Hank and Irene Woods, Peter Mellen

Chair Cherrington called the Hillsborough Conservation Commission (HCC) meeting to order at 7:03 pm.

Ann Ford was appointed to vote in place of a vacancy.

## VISITOR BUSINESS

### 1. Woods

Chair Cherrington asked if any of the public was attending for a reason besides the Public Hearing.

Irene Woods said besides wanting to see the process for the property purchase that was the subject of the hearing they also wanted to let the Commission know that they were still interested in selling their property and had lowered the price to the assessed value (\$55,000.00).

### 2. Public Hearing – Proposed Purchase of Conservation Land (M 12, L 132).

Chair Cherrington Opened the Public Hearing at 7:06 pm.

Chair Cherrington described the property the Commission was proposing to purchase and pointed it out on a proposed subdivision plat. He said the negotiated price was \$36,250.00 which will be paid for from the Conservation Fund. He explained that the property will be land locked but abuts town property including the River-Walk.

Chair Cherrington opened the hearing to the public.

Irene Woods asked why the Commission was going forward with this purchase and not their property.

Brett explained the defeat of the Wood proposal at the last town meeting. He noted the Commission had learned from that process and required the owner to test this property for possible contamination.

Brett described the testing that had been done. He explained that the only detectable contaminant was Naphthalene and that it was within standards.

Chair Cherrington closed the Public Comment section of the Public Hearing.

The Commission had no further comment.

**Richard Head moved: *To go forward with the purchase of the 10.2 acre portion of M 12, L 132 for Conservation Purposes at a price of \$36, 250.00 to be expended from the Conservation Fund.***

**Ann Ford seconded. Motion passed 5-0.**

The Commission discussed further steps.

Peter Mellen said he would be submitting the subdivision application by September 16<sup>th</sup> in order to be on the Planning Board's agenda for their October 7<sup>th</sup> meeting.

Brett Cherrington said that the Purchase & Sale agreement still needed the name of the seller's attorney. He also noted a change hadn't been made yet regarding refund-ability.

Brett Cherrington said he also would like to have the phrase “in perpetuity” added to the sentence on conservation purposes but had been told by Laura Buono, Town Administrator, that she would need to ask the Selectmen about that. After discussion the consensus of the Commission was that he could ask for the addition, but that it wasn't really necessary as it was implied anyway.

Peter Mellen suggested that if the Commission were to pursue the Woods property they should get an appraisal and especially be sure of access over the now State owned former railroad corridor.

### MINUTES

#### **1. September 3, 2015**

Richard Head and Linda White offered a spelling correction.

**Richard Head moved: *To approve the minutes of September 3, 2015 as amended.***

**Linda White seconded. Motion passed 3-0-2 (Richard Head and Ann Ford abstained).**

### CORRESPONDENCE

- 1. NH Association of Conservation Commissions** – Update on years activities.
- 2. Sustainable Forest Initiative Implementation Committee** – Workshop invitation.
- 3. Intent to Cut** – Contoocook Falls Road (M 9, L 128).
- 4. Laura Buono & Brett Cherrington** – E-mail thread regarding Purchase and Sale.

### OLD BUSINESS

#### **1. Natural Resources Inventory (NRI)/Master Plan Chapter**

The Commission reviewed a version compiled and circulated by Linda White incorporating previous discussions. She noted that she was unable to put the maps in and had retyped the tables to be part of the text. Brett Cherrington will forward this to the Master Plan Committee.

#### **2. Trails** – Tabled

#### **3. Mill Street Property** – There was discussion of a small tax deeded property on Mill Street. Consensus of the Commission was they had no interest in it.

### ADJOURNMENT

**Linda White moved: *To adjourn.***

**Richard Head seconded. Motion passed 5-0 at 8:49 pm.**

Respectfully Submitted:

John P. Segedy

Recording Secretary

Approved September 17, 2015