

**Town of Auburn
Conservation Commission
January 8, 2019**

Members present: Jeff Porter-Chairman. Peg Donovan, Vice Chair. Richard Burnham, Alternate. Minutes recorded by Denise Royce.

Absent: Ed Fehrenbach, Diana Heaton & Stephanie Hanson, Members.

Mr. Porter called the meeting to order at 7:00 p.m. and introduced the Board members to everyone present. Mr. Porter elevated Mr. Burnham to a full voting member for tonight's meeting in the absence of other members.

MINUTES

<p>Mrs. Donovan moved to approve the minutes of September 4, 2018 as written. Mr. Burnham seconded the motion. All were in favor, the motion passed unanimously.</p>

NEW BUSINESS

**Jeremy Lougee/SELT
Brenda Sanborn, Trustee
Chester Turnpike, Tax Map 11, Lot 19
Discuss Possible Conservation Easement**

At this time, Mr. Porter began the discussion with Mrs. Sanborn and Mr. Lougee with regard to a potential Conservation Easement with the Sanborn property. Mrs. Sanborn indicated that they have done a lot of research that has taken them a year to go through different options. Mrs. Donovan commended Mrs. Sanborn for doing her homework and research on the subject. A brief discussion ensued with regard to the research that was done.

Mr. Lougee explained that the SELT is in the process of putting a book together on "How to Conserve your Land" which should be available in March. Mr. Lougee went on to say that, he has been hearing about this property for awhile from Mr. Porter and after going over there agree that it is a really fabulous piece of property. Mr. Porter stated that they would like to partner up with SELT in this regard.

Mr. Porter talked about what had occurred last night at the Board of Selectmen meeting with regard to the idea of taking monies away from the Conservation Commission fund

when the town receives current use money. In conclusion, the discussion ended and was taken off the ballot.

Mr. Porter moved on to discuss the Sanborn property with Mr. Lougee. Mr. Lougee began by passing out copies of a map of the proposed area and went through each one individually. Mr. Lougee began with the first map which showed the 100-year floodplain map and all showed the Blanding's Turtle Conservation Area Tier 3. Mr. Lougee explained that, the area that they are mapping here is the Lake Massabesic watershed and that Blanding's Turtle spend a good portion of the life crossing over land and not spending it in the wetlands specifically.

Mr. Lougee moved on to the next page which is map 2 which shows the rail trail and the SELT Conservation Lands and Conservation lands. Mr. Lougee stated that, the darkest color was the higher scoring area on the Merrimack Conservation plan which was done across the entire Merrimack River watershed from Northern New Hampshire all the way down into Massachusetts out into the ocean. Mr. Lougee went on to talk about the area further.

Mr. Lougee went on to the next map which showed the blue hashed area which was the high priority water supply lands which is the map that DES put out after they initiated this new water trust fund. Mr. Lougee explained that the blue hashed area and that this portion of the land is eligible for that program. Mr. Lougee also talked about the pink area which is the high transmissivity aquifer that was located on the Sanborn property as well and that it looks like this aquifer is all over the place but it is not all over the place.

Mr. Lougee moved on to the last page which was a brand-new data set that is coming out of the nature conservancy and what they're looking at is wildlife connectivity across conserved land in the coastal area which comes out to about Manchester. They are basically looking at the critical areas that they need to protect in order to provide connectivity between these protected lands. They look at all the potential ways that wildlife can travel, whether it be, across a wetland, through a riparian area or across forest. Mr. Lougee went on to talk a little further in depth with regard to the wildlife corridor. Mr. Lougee believed that, this property sounded like it was a high priority for the town.

Mr. Porter stated that he believed it was and showed everyone a copy of the Open Space Map of the connectivity in the Town of Auburn. At this time, the Board Members, Mrs. Sanborn and Mr. Lougee reviewed the Open Space Map.

Next, Mr. Porter, the Board members, Mrs. Sanborn and Mr. Lougee reviewed the tax map for other possible land to be placed into a Conservation Easement. They noted a few possibilities for future investment. Mr. Lougee talked a little bit about Granit View and how it works. Mr. Lougee pointed out to everyone that, it was important to note that it's only useful if it's within what they determined to be high priority water supply land because

you can't just take a high and dry parcel and say we're going to donate to a Conservation Easement. Mr. Porter asked about possibly partnering up with Manchester Water Works. Mr. Lougee commented that he would have to look into that.

Discussion ensued with regard to the Sanborn property and the location of the boy scout part. Mrs. Sanborn pointed out the location on the map provided by Mr. Lougee. Mr. Lougee pointed out that, the property has a reclaimed gravel pit which is incredible habitat for species. Mr. Lougee stated that the next steps would be and stated that it was a high priority property and that we don't have any sense of what the value is at this time and therefore we would need to do an appraisal to find out what it's worth and then letting the Sanborns think about it and where the price point might be. Mr. Lougee went on to explain that he would then need to think how they could fund raise for this. A brief discussion ensued with regard to obtaining an appraisal for the property and what the possibility of the appraisal would cost. Mr. Porter explained to the Board members that, the next step is to come up with the money for the appraisal.

Mr. Lougee pointed out that, there were a couple of things about the appraisal that were important to think about and went on as follows:

- 1) Mr. Lougee wanted to note that, he believed it was important to have a conversation now about public access and whether that would be something that the family was comfortable with or would it be a certain portion of the property. If we are spending public money that we would want to have public access which is important to establish now. Mrs. Sanborn said that they do, do that now but that they did not want ATV's and snowmobiles and they post it for hunting. Anyone can go in and cross-country ski, snowshoe, walk and bike on the property. Mr. Lougee commented that, he just wanted to make sure the Conservation Commission was comfortable with what the homeowner was suggesting. Discussion ensued with regard to prohibiting hunting and Mr. Lougee pointed out that, if you are using LCHIP funds then you cannot prohibit hunting and this was not the funding that they were looking to obtain. Mr. Lougee stated that, the water trust fund is completely mute about public access. A brief discussion ensued with regard to the Boy Scout camp and grandfathering them in and deciding what to add as far as any expansions.
- 2) Mr. Lougee indicated that, in talking with Mr. Sanborn that, they were thinking about cutting off a lot or two for future family but did not know where that would be and that would be. At this time, Mr. Lougee and Mrs. Sanborn looked over the map that Mr. Lougee provided. In order to do the appraisal, they have to be sure what areas that they will be leaving out of the Easement. Mrs. Sanborn stated that, this would be something that she would have to discuss with Mr. Sanborn. Mr. Lougee explained that, what an appraiser is looking at is, what the

development value of the property would be. Mr. Lougee did not expect an answer now but that he would need that information prior to an appraisal being done.

In conclusion, Mr. Porter believed that the next step would be to come up with the monies for an appraisal and then he would contact Mr. Lougee and then see where they go from there. Mr. Porter stated to Mrs. Sanborn that, there was lots to think about and that they were so excited about doing this.

Mr. Porter asked Mrs. Sanborn if she had any questions. Mrs. Sanborn said no. Mr. Porter thanked Mrs. Sanborn and Mr. Lougee for coming tonight to discuss this possibility.

At this time, Mrs. Sanborn and Mr. Lougee exited the meeting and the Board moved into Non-Public session.

Mr. Burnham moved to enter into Non-Public Session. Mrs. Donovan seconded the motion. The Board entered into Non-Public Session at 8.23 p.m.

Mr. Burnham moved to exit out of Non-Public Session. Mrs. Donovan seconded the motion. The Board exited out of Non-Public Session at 8.32 p.m.

Mrs. Donovan moved to seal the minutes of the Non-Public Session. Mr. Burnham seconded the motion. The Non-Public Session meeting minutes have been sealed at 8:33 p.m.

OTHER BUSINESS

Mr. Porter informed the Board members that Mr. Villeneuve has resigned as a member of the Conservation Commission. With that said, Mr. Porter stated that Mr. Burnham was next in line to become a member and asked Mr. Burnham if he would be interested in becoming a member of the Conservation Commission as opposed to being an alternate. Mr. Burnham graciously accepted. Mr. Porter indicated that he would let the Board of Selectmen know and go from there.

ADJOURN

Mr. Burnham moved to adjourn the meeting. Mrs. Donovan seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 9.10 p.m.

The next Conservation Commission meeting is currently scheduled for Tuesday, February 5, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.