

**WEARE OPEN SPACE COMMITTEE  
MINUTES  
SEPTEMBER 25, 2007  
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In attendance were: Ian McSweeney, George Malette, Margaret Watkins, John Ciampi, Pat Myers, and Steve Najjar.

Chairman Najjar called the meeting to order at 7:10 PM.

**Review of August 28 2007 minutes** – The Committee members reviewed last month's minutes, and the following changes were noted:

- 4<sup>th</sup> boldface down, change "*Steiner Site Walk*" to "*Steiner Meeting*".
- Same boldface topic, 1<sup>st</sup> line, change "*Pat and Andrea completed a site walk on the Steiner property*" to "*Pat and Andrea met with Mr. Steiner for a face to face meeting on 8-02-07*".
- Boldface topic *Review of Current Land Contacts*, 8<sup>th</sup> bullet down, strike the word "*proposed*".

George made motion to accept the minutes as amended, and John 2<sup>nd</sup>. All voted in favor and the motion carries.

Review of Land Contacts:

Bob Bailey – located next to Perkins Pond, and comprises 76 acres. Mr. Bailey is leaving for Texas next month. The members present reviewed the site map of the property, and discussion followed. Steve conveyed that this property connects to Perkins Pond and is close to the Pinard parcel, another piece being considered for conservation. If the OSC doesn't acquire the Bailey property, he will attempt to sell it to a developer. However Steve stated Mr. Bailey's expectations are not very realistic. Bob would need to install a fairly substantial culvert, or possibly a bridge, in order to access the property if it were developed. Steve noted the property is zoned residential. It has not been determined how the relatively steep terrain will affect any development on this land. Steve vocalized it would be interesting to ascertain the results of the impending appraisal and the potential of the property. Steve is thinking that realistically the value of the property shouldn't be more than \$5,000.00/acre. Since the appraisal from Scott Heath isn't ready, Steve pondered the next logical step – probably make him an offer. Margaret asked if there is sufficient funding to purchase this parcel, or would purchase be contingent on a bond proposition next year. Steve replied that bond issues haven't been discussed as yet, but this property will probably be tied into a bond and will undergo a significant effort since the voters approved a bond last year. Another strategy is to contact Scott Heath for some numbers. Ian remarked he is meeting with Scott on Thursday (9-29) and he can ask him where he stands on this property. Steve mulled if the Town should purchase the small house lot attached to this property and sell it later, to which Margaret suspects the voters would be thrilled with that proposition. Steve commented its value to be around \$60,000.00. Margaret suggested Mr. Bailey retain

the front house lot, but Steve explained the appraisal would fall apart since the value of the back property is tied to having that frontage. Bob's wish is that the Town buy the entire piece and be done with it. Steve explained that one problem with selling the front parcel would be due diligence. Margaret suggested that the OSC speak with the BOS to test their position. Steve said that no matter if the OSC buys the front parcel or not, the OSC should not have to deal with the house. Margaret quipped if the front parcel were sold, where the access would be located, to which Steve replied through the Perkins Pond Wildlife Management Area, and the class 6 road at the back end of the property. Margaret stated it will be interesting to find out how much Scott thinks how much is the development potential on the land because she believes it will be tough to develop that particular property. And, if development occurs near the back, the class 6 road will be costly to upgrade. Steve interjected the typical conforming house lot in Weare runs around \$60,000.00. Also, Steve noted that Perkins Pond is a prime wetland which could further restrict development. Andrea hoped Scott will take notice of these negative developmental scenarios and factor them into his final report. Steve commented that a road costs around \$300.00 per linear foot to construct, and also a substantial bridge would need to be built to cross ? Brook, possibly resulting in Mr. Bailey's property coming in below the projected \$5,000.00/acre. Steve pondered the next step – should the OSC negotiate with Mr. Bailey as soon as possible, and who would acquire the P&SA ? PWA could secure a P&S A, Margaret replied. Also, Margaret chimed that if this purchase is contingent upon securing a bond, there won't be much progress until the Town vote, except for acquiring the P&S A.

Steiner Property – This property has frontage on Colby Rd, and is located between Rt. 114 and River Rd., and comprises 38 acres. It harbors several wetlands, including Huse Brook and beaver impoundments. The adjoining property (Durgin) is being subdivided and its open space portion will abut the Steiner parcel. Also abutting this parcel is the 50 acre Hoit Mill Conservation easement. Andrea chimed the Steiner land is limited to only one house lot because of the steep terrain and wetlands. Pat reminded the Committee that Mr. Steiner is conservation minded and has expressed interest in a bargain sale, and he was given the Forest Society's booklet "Conserving Your Land". It was suggested that Mr. Steiner contact an attorney knowledgeable in tax advantages in real estate. He does not want to do an easement. His timeframe is 18 months, and he plans on relocating. Pat mentioned there are plenty of Oak and Pine on the land which doesn't appear to have been harvested recently. The assessed value is \$105,000.00. The Natural Heritage Inventory described Blanding's turtles in the general vicinity. Pat stated the OSC couldn't fund the assessed amount, so the Committee is leaning toward a bargain sale. Pat left Mr. Steiner a message informing him an appraisal is about to be done.

Shawn Hawkes – He currently has an appraisal being done, along with Rod Wilson, grandfather of Shawn. A couple hundred acres are involved here. The fields on Shawn's property will not be involved in the easement. He is thinking of reserving three house lots for his children and he is currently fact finding the requirements for the subdivision of the lots, which will be around 30 acres. Shawn is in position for a bargain sale. Steve said the old apple orchard will not be any liability because the Town wouldn't own it. Scott Dickman will complete an appraisal on the property in October. Pat wondered if, at some point in time, Shawn

would allow his non open space parcels to fall into conservation. On another note, Shawn reported he had seen a Hognose snake on this property. Steve mentioned if 10 acres are required for a house, part of that could be protected; however, it could turn into a hassle with subsequent land owners. The time frame with Mr. Hawkes doesn't seem critical at this point and Shawn wants to take advantage of the current tax laws. Steve related this property is valuable in terms on its location and conservation value.

Pinard – He owns 31 acres, near Perkins Pond. John and Steve site walked this parcel on 3-31-07. This property has good hardwood stands and varied wildlife. Mr. Pinard wants an easement on this proposed open space, and it's not known at this time if he is willing to do a bargain sale. Additionally this parcel abuts a land locked Town owned open space property to the east. Steve noted the development potential is zero, and also if it should become Town property that it is usually open for public recreation; but in this case it wouldn't need to be. Margaret offered to call him and to start moving this contact along. *[As a sidebar, Pat asked if there would be any Fish & Game money available for open space properties in proximity to their lands. Margaret volunteered to call them on that matter. There is \$50,000.00 earmarked for the Conservation Fund from the F&G and Margaret will contact them to determine if those funds have been deposited in said account].*

Fred Shattuck – Did a site walk on 9-12-07. Located almost directly across Rt 149 from Betty Huse, who owns approximately 35 acres of open space land. The Shattuck property has historical attributes. Steve suggested having the field, which is connected with the property, placed under easement in order to increase the conservation value of the parcel being considered for open space. Or, as an alternative, connecting the field to the house lot by simply dissolving the lot line and including it with the house lot. Mr. Shattuck's time frame is rather aggressive. His land is assessed for \$123,000.00. Margaret mentioned it may be advantageous to purchase an easement on his open space, and then he can still own the property. George added that if the field were attached to the house lot, the property then would have agricultural and historical value. Steve mentioned the open space price would have a much higher value to Mr. Shattuck if that lot were conforming, taking into account the 400 foot sight distance in either direction of a proposed drive.