

**WEARE OPEN SPACE COMMITTEE  
MINUTES  
MAY 22, 2007  
+++++FINAL+++++**

In attendance were: John Ciampi, George Malette, Pat Myers, Steve Najjar, and Mike Boyko.

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

Review of 4-24-07 minutes – The members reviewed the draft minutes of 4-24-07 and the following changes were made:

- ✓ On page 2, under Ray Banks heading, include the wording “*in the pit itself*” after “*has no interest*”.
- ✓ On page 1, under the heading Pinard, 1<sup>st</sup> line, insert 21 after the month “April”.
- ✓ On page 2, under the heading *Adjournment*, change the time 6:04 to 8:04.

Pat made motion to adopt the minutes as amended, and John 2<sup>nd</sup>. All voted in favor with one abstention (Mike Boyko).

Oliphant Update – In giving an update on this land issue, Mike stated that Title Pro is skeptical that this land deal is ready to close. Margaret Watkins (PWA) will investigate the matter and should have a definitive answer by tomorrow. Actual closure will be at a BOS meeting, along with a representative from the Conservation Commission and Title Pro. Steve noted the Town does not need to sign off on the Purchase and Sales Agreement which Tom Oliphant and Margaret have already done. The Town, along with Title Pro, has taken care of all the necessities so the Open Space Committee can assume clear title. Mike asked Margaret to send out a copy of the deed in order to correct some original names, such as the past and present chairs of the Conservation Commission and BOS. Mike felt it prudent that the BOS members all review the deed so that everyone is on the same page. In reviewing the deed, it was noted that PSNH has two easements on this property but presently it isn't known their future designs for it. Mike feels that PSNH wouldn't begin to plant poles before checking in with the Town. Steve wondered why the appraiser didn't notice this matter at hand, and also how the easements would affect the value of the property. Pat asked how this was found, and Steve replied “Title Pro”. Town attorney assured Margaret that PSNH would have to first notify the Town before any work on the property was initiated. After some drawn out discussion concerning this matter, John volunteered to contact PSNH to discern their future intentions and to find out if they would be willing to relinquish the easement altogether. Mike will e-mail John the page and book number of the deed.

Shawn Hawkes – Steve had to cancel the meeting with him as some personal matter arose.

Brown Easement – The Forest Society is handling this land contact.

Linda Hall – Andy and Steve have been working on this contact. It was discovered someone else's name appears on the deed, which means that person's name needs to be included on the Purchase and Sales Agreement.

Steiner, Esq. – The OSC should be interested in this contact because it abuts the Hoit Mill easement of 51.24 acres and the open space land of the Durgin subdivision on Colby Hill Rd. The Steiner property comprises 38 acres. Pat already has spoken with Mr. Steiner to which he related he does not need to obtain top financial value for his property. Pat then suggested he speak with his attorney to inquire about making a donation and resultant tax benefits.

Steve suggested meeting with him face to face, possibly with Paul Doscher (SPNHF) and Margaret Watkins. A site walk has been scheduled for May 29 at 5 PM. Steve asked Pat if she would call Judy Rogers at the tax office to determine the assessment value.

Frank Farmer – Pat and Andrea tried to contact him about three times and he hasn't returned any calls nor has he been available whenever a home contact was made.

Erickson – Up in the air for now. Pat volunteered to send Paul Doscher, Mr. Erickson's neighbor, an e-mail to see if Paul has spoken to him concerning conserving his land.

Ray Banks – Should be back from Florida. Steve volunteered to call him and rekindle dialogue with him.

Mike McKeivitt – Before calling Mr. McKeivitt, John explained to the Committee a few things that should be known about the property under consideration. a). his 16 acres is subdivided into 2 lots, combined assessed value of \$48,000.00. The larger of the lots is nonbuildable. b). there is a large pile of old (25 years +) rotting creosote treated timbers on the smaller acreage, and John's concern is this may pose a hazardous waste condition. c). a junk Volkswagen rests on the 3 acre parcel. Steve suggested using the creosote timbers as leverage in purchasing the property. The Committee proposed making contact with Mike, and offering him \$1,000.00 per acre.

New Contact – Received by the BOS, a 6 acre parcel, map 407, lot 188, mostly wetland, located on Rt. 149, in which the owner is interested in selling to the Town. While perusing a Town map, it was discovered to be a beaver pond, therefore unbuildable. Pat made motion that the OSC recommend the Conservation Commission write a letter to the BOS that the OSC is not interested in purchasing the property, but *is* interested in a charitable donation in return for owner tax benefits, and to expend monies for closing costs and other fees associated with purchase from the Conservation Fund. Mike 2<sup>nd</sup>. There was no follow up discussion, all voted in favor, and the motion carries.

Other Business – George announced that the Planning Board has fired up another sub-committee, called the Agriculture Planning and Preservation Committee, and will utilize town maps to identify agricultural lands in Weare which have local and State significance. Land owners will be contacted to encourage them to maintain their land in agriculture. Weare resident Ian Mac Sweeney has a detailed map fashioned by SHNPC which will be used to kick off this enterprise. George explained this new sub-committee will originally focus in on prime soil agriculture lands. Steve commented this is a great concept but unfortunately he feels the use of agriculture land is going in the opposite direction as witnessed by subdivisions on once fruitful farms.

Pat mentioned an e-mail she received some time ago (2005) concerning a question from other Town conservation committees wanting to know about stewardship of town owned properties. The respondent to this question was Phil Auger who noted that UNH Co-op extension has plan templates such as forest stewardship plans, etc. Pat was wondering if the OSC could avail itself to this program. Steve feels a need to push arc-view spatial reference information as a higher priority, and he felt this is more of a Conservation Commission issue.

Adjournment – George made a motion to adjourn, and John 2<sup>nd</sup>. No further discussion ensued, all voted in favor, and the meeting adjourned at 9:20 PM.

Respectfully Submitted as a True Record,

**John Ciampi**  
Recording Secretary for the WOSC

cc: Tina Pelletier  
Town Clerk  
BOS  
Files