

Weare Open Space Committee  
Minutes  
January 25, 2005  
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In attendance were: Mike and Sandy Boyko, Pat Myers, Steve Najjar, Andrea Alderman, and John Ciampi.

Steve called the meeting to order at 7:05 PM.

**Minutes Review:** The members reviewed the minutes of January 4, 2005, and agreed to amend last meetings' minutes as follows:

- First page, Bolton Property Status heading, first bullet, shall be amended to read *The value of Frank's house and 17 acre parcel are currently assessed for \$151,000 tax value, which is 59% of the market value.*
- 2nd bullet, under the same heading, *Steve* shall be changed to *Yvette*.
- 3rd bullet, under the same heading, shall be amended to read *the 17 acre parcel and house will remain in private ownership with the stipulation that the land will be placed into a conservation easement, and in exchange Mr. Bolton will receive tax abatement on the property.*
- 4th bullet, under the same heading, shall be amended to read as follows: *The 90 +/- acre parcel will be put into conservation easement with the PWA. During closing, the Town will purchase the land outright and which will have a life estate.*
- Under the same title heading, in the paragraph after the bullets, 4th line down, the word "conservation" shall be changed to "conversation"
- In the "Open Space Forum" title, 2nd line up from the bottom of paragraph, and after the word Union Leader, add the words Argus Champion, NH Weekly Contender, and the Messenger.

**Meeting With PWA:** Mike Boyko meet with the PWA Open Space Committee on January 24, to discuss their position and sentiments on the Bolton Land Purchase. Mike reported that the meeting went well and was very positive. Some of the issues discussed were: how would the mowing of the fields be arranged?; how would the land be utilized, for example, by snowmobilers, ATV use, and to what extent would they use the property?; what would the WOSC like to see happen to the property once its under conservation protection?; how does Frank intend to utilize the land up until his influence terminates?; how will control be designed on the ball field to insure there in no expansion of it into the conservation land, and how will the size of the parking facility be regulated? Mike pointed out that these concerns can be problem areas sometime down the road if now addressed now. Steve replied that these are all viable concerns consistent with the objectives of the WOSC. Steve continued that concerning the snow mobile usage, for example, trails would have to be delineated that the riders would follow, and they wouldn't be allowed to falter from those boundaries, and if there are violations, the Town would need to address that issue. Steve goes on to say that Frank's rightful intentions to desire to utilize the land until his death is a more delicate issue because the OSC lacks control over that matter. Steve mentioned that the Town would be the first line of defense if there all any violations, with the PWA as backup. Steve suggested that a conservation easement be crafted by the Weare Conservation Commission in conjunction with the PWA to identify, by surveys and maps, the jurisdictional areas permitted for snowmobile and ATV usage. As far as the ball field goes, Steve related that he doesn't see passive recreation as much of a problem. Mike related that he feels everything needs to be spelled out in the easement contract before anything is consummated. Steve mentioned some options concerning the grass field, such as; mowing it once a year by contracting out the work, having the possibility of selling the hay, or the grass can be burned. Mike pointed out that the PWA felt it is important to consider as to when the field is best suitable to be mowed in order to protect any ground species. Steve added that timber rights may be included in the easement contract. PWA requests a \$2000.00 stewardship fee per parcel for monitoring costs and to secure an account in any event of liabilities. PWA envisions no problem with any future owners to enhance the buildings on the property.

**Finance Committee:** Steve met with this committee in order to discuss the ramifications of the WOSC's proposed warrant articles that are fiscally implicated. Steve reported they seemed interested in this committee's objectives, however, emphasized they are fixed on a bottom line. Steve continues that they are not going to recommend either way, although they are supportive of these warrant articles. John Dowst, of the Finance Committee, suggested as a future alternative to look for outside sources of funding that will not impact the taxpayers.

**Bolton Land Appraisal:** The members reviewed the appraisal. Steve mentioned that this appraisal doesn't include a timber value, and with at least 60 acres forested, Steve calculated it is valued at \$50,000.00. Frank wants to receive \$300,000 for the larger back property, along with the tax abatement on the smaller parcel. Steve mentioned that this committee needs to figure what is a justifiable offer from the Town, and it needs to hold up before the BOS and the WCC. Steve feels that this appraisal has "tunnel vision" in its evaluation. Steve brought up that there are two routes to go. Either get another appraiser, or try to make the numbers work with this present one by reconfiguring the parcel. Steve suggested that one way to meet Frank's request of \$300,000 would be to remove 12 acres from the 17 acre parcel and add it to the 60 acre piece which would increase the value of the back lot to \$302,000. This would leave a 5 acre piece for the house lot, the minimum lot size if the warrant article passes town vote. Steve said he feels it is justified to maintain a \$350,000 price on the back lot. Steve then reminded the Committee that the WCC has \$240,000 in the Conservation Fund, and \$80,000 in the Town Forest account readily available, whereas Pat spoke up saying that the WCC has already committed \$20,000 to the Abjah Bridge Project that needs to be kept in mind. Steve indicated the next step is to meet with Mr. Bolton to find out what he is adamant on. Andrea and Steve have volunteered to meet with Frank. The pitch to be made concerning the value of the property is as follows: \$50,000 in timber sales, \$200,000 for the back parcel, and \$102,000 for the transfer of land from the front parcel to the back parcel. This would put the proposed Town Forest easement at 82 acres. Pat mentioned that the WOSC needs to put together a package proposal that will be acceptable to the PWA.

**Open Space Forum:** Andrea spoke with Bob Christensen concerning refreshments at the forum, and Bob said it would be up to Tom Carr from where the funds for this expense would be withdrawn. Andrea placed advertisement signs for the Forum at three locales around town. Andrea put this notice on the town website, and also e-mailed Betty Straw of the Historical Society. Steve plans on delivering the opening remarks and will also moderate the event. The *Dollars and Sense* presentation is scheduled to be on first, followed by Paul Doscher's 30 minute presentation, and afterwards to be followed by a question and answer session. This event plans to begin at 7 PM. on the 10<sup>th</sup> of February, and will take place in the music room, although at this point in time it's unclear the quality of the acoustics. The event is scheduled to be ended by 9PM.

**Adjournment:** Andrea made motion to adjourn, and Mike 2<sup>nd</sup>. All voted in approval. With no further business to conduct, the meeting adjourned at 9:16 PM.

Next meeting is scheduled on February 22, 2005.

Recorded as a true record,

John Ciampi

cc: BOS  
WCC files  
Tina Pelletier  
Town Clerk