

**LITCHFIELD CONSERVATION COMMISSION**

FEBRUARY 4, 2010

7:00 P.M. – TOWN HALL

2 LIBERTY WAY

Minutes approved 3/4/10

MEMBERS PRESENT: Joan McKibben, Chairman  
Tom Levesque, Vice Chairman  
Marion Godzik  
Michael R. Croteau  
Roger St. Laurent  
Richard Husband

ABSENT: Sharon Jones  
Stephen Tarara  
Andy Santom, Selectman's Rep

7:02 p.m. – Call Meeting to Order

**Items Discussed:**

- 1. Public Hearing RSA 36A: 5; RSA 657:7**

Notice Published 1/22/2010

Joan Read Public Hearing Notice. Tax Map(s) 2 Lots 2 , 83, and 27 and 31 Cutler Rd. Joan Spoke to the Proposed Purchase and Sale. Map 2 Lot 128 – 2 Separate Parcels. Applicants Request for a Variance. Buying the Property and Set Price \$100,000

COMMENTS FROM THE PUBLIC-None

COMMENTS FROM THE LCC

TOM LEVESQUE SPEAKS TO THE PROPOSED SALE AND RECOMMENDS THE COMMISSION SPEND \$100,000. JOAN MENTIONED SELECTMAN MEETING DECEMBER 21, 2009 AND THE CONSERVATION COMMISSION'S DUE DILIGENCE INSPECTING THE PROPERTY. WAITING ON PURCHASE AND SALE

TOM LEVESQUE SUGGESTED COMMISSION MOVE ON IT- SET THE DEADLINE APRIL 1

FOR THE RECORD: REFERING TAX MAP LOT 80 – Mrs. Messer of 21 Cutler Rd. Recognized and spoke.

Joan recognized Ms. Messer in audience and credited her reporting and documenting efforts. Joan would immediately put up signs this Land managed by the Conservation Commission. Access. Parking . Vernal Pools etc.

Roger St. Laurent spoke and mentioned reasons the Commission pursued this property was re- charge for the aquifer

Joan Spoke and Reiterated "Water is the New Oil." Emphasis placed on interest in water protection as to acquiring these pieces.

**MOTION**

ROGER ST LAURENT MAKES A **MOTION** TO GO FORWARD WITH PURCHASE OF PROPERTY AT 21 CULTER RD LOTS 27 AND 31 for owners offer of \$100,000, subject to satisfactory completion of due diligence.

TOM LEVESQUE SECONDED THE MOTION

DISCUSSION:

RICHARD HUSBAND MADE CLARIFICATON THAT COMMISSION WAS JUST RESPONDING TO OWNER'S OFFER FOR \$100,000

RICHARD COMMENTED THAT COMMISSION LOOKING TO BUY ENOUGH TIME SO WE WANT TO RESPOND TO SELLER'S OFFER BY April 15, \$100,000.

**VOTE TAKEN BY JOAN ON THE MOTION BEFORE LCC**

**VOTE 5-0-0 MOTION CARRIED**

LCC WOULD CONTINUE TO LOOK AT PROPERTY IN SPRING SO COMMISSION CAN GO FORWARD NOW WITH THE PURCHASE AND SALE

RICHARD ADDED TO OUR SATISFICATION

TOM SPOKE TO BOTH ANSWERS – NOTIFIED ABUTTERS BOTH SIDES OF ACCESS WAY AFTER PROPERTY PURCHASED.

**END OF PUBLIC MEETING**

JOAN APPOINTED MIKE CROTEAU TO ACCEPT AS VOTING FOR SHEERON WHO WAS ABSENT.  
MIKE ACCEPTED

**2. WHITNEY CARPENTER**

JOAN INTRODUCED MR. CARPENTER

**Whitney Carpenter (Litchfield landowner from Monadnock Community Land Trust) to speak regarding Litchfield farm land and working landscapes**

WHITNEY CARPENTER SPOKE - WELCOME

Mr. Carpenter landowner 19 yrs. Has something in common with conservation commission. Protecting land of other people. Monadnock Community Land Trust owns the land – Dept Agriculture owns development rights. Nesenkeag Organic Farm was farming the land. Steward of this land- liason between trustees and the farm leased from the land trust.

Whitney mentioned studies have been done. In town evaluating farm land and ranking the soil potential. Joan mentioned the Planning Office has copies of past studies.

Joan spoke about two different groups that met in the past to try and save farm land.

Whitney Speaks about development of Agricultural Land and the changing attitudes about locally grown foods, there is more of a demand for local foods

Mentioned Eero Rutilla’s contributions and how Eero innovated a lot of things to do with Agriculture.

(Eero Rutilla was the former farm manager at Nesenkeag Organic Farm.)

Eero got paid to do different things and marketing products directly to Markets in Boston and development of 130 different products at Nesenkeag Farm

Joan spoke- Asked Whitney to bring Commission up to speed on the Vacant Farmland and what could be done. Whitney – Mentioned since Eero departed there has been “rising tide consumer awareness”.

Land not being used to promote new products and agricultural ideas. Talked about Economic downturn, low economic pressure. Encouraging smaller part time or hobby enterprises to come on this land and develop agriculture property for the future.

Joan asked Whitney -Beyond Litchfield?

Whitney spoke – People in Litchfield – I have interest in Town to see Agriculture commission thrive and looking to guide/directing Agricultural Economy in this town. Agriculture is going to evolve:

- a. Look to identify opportunities that exist
- b. Present them to landowners
- c. Do something with land

Whitney talked about Eero's leasing of the property improved and upgraded the soil. Now we have new lease person and grass fed beef, using animals to upgrade the quality of the soil. Soil will have thick sod and wild plant species growing in it.

Looking to find 3-7 people might want to manage this non-profit or AG. Commission idea - solicit grant funding. Collect/upgrade information and later on present it to public

Products. Markets. Options for land use. Possibilities endless. Vegetables and fruits livestock.

Joan Spoke – said Agriculture Commission idea could be nonprofit. Talk to Steve Wagner or Kerri Diers about going to nonprofit and looking further into that. Local government funding – CTAP - \$1,200 Grant Writer. Land for Food Organization

Whitney talked about Land for Good Organization and connecting Farm w/Farmers. Land for Good offered to help –but they need to get paid. Joan- Question whether Whitney knows farmers interested. Whitney – Talking about a Grassroots local in town – 3-7 people in town guiding this. Joan- Introduced in audience. Ed Almeida (planning bd. member and Mike Bergeron (Town resident and employee of NH Dept. of Eco. Resources and Development)

Mike Bergeron spoke - Town should leverage strengths . Agriculture parks, ID the lots, Infrastructure

Treat it as a Professional Project. Grant Money to Hire Professionals

Marion Godzik spoke about Litchfield as a Rural Farming Community and did not like growth problem and farmlands disappearing.

Joan Spoke – About a meeting she attended January 2010 with Agriculture Commission and about a farmer in Lee who leases property in several towns. Litchfield Conservation Commission leading by example on property the town owns.

Ed Almeida – Board Member on Economic Development Committee and Planning Bd. Ed said very surprised at lack of interest from townspeople.

Ed Spoke – Mention Economic Development Website

Joan Spoke- mentioned one avenue was a website

Whitney spoke- local awareness – grant monies. Agriculture Litchfield’s biggest industry.

Resources. Surrounding by Markets.

Joan- says Southern NH has the Markets.

Farming Definition so broad .... – potential economy- biggest industry.

Mike Bergeron Spoke- Hire somebody – someone else go public relations campaign and public infrastructure campaign

Whitney spoke- Assembled a lot of data on Agricultural Economy and talked to Food Bank people. Possibility of training unemployed people.

Joan spoke – asks Mr. Bergeron what to do first?

Mike Bergeron - Find money

Richard Husband spoke- Money for what?

Mike Bergeron spoke – ID assets in town and potential parcels and owners

Public reactions to plan and ID Strengths Litchfield should be opportunity for making a living and making a business of it.

Whitney spoke- find people

Joan mentioned cable committee- try drum up support and people.

Whitney spoke- Land for Good- Roundtable Meeting-Stakeholders. Need Assistance, Resources, Expertise, NRCP, Food Bank.

Ed spoke- Schedule Economic Development talk with Steve Wagner

Whitney spoke- question to Litchfield Conservation Commission. Any farm families in town?

Whitney spoke- No need to put a lot of energy into this because work already here- leasing-bartering.

Whitney gave Commission Handouts. Whitney Spoke- Litchfield has to evolve – can be something more than “beef cattle” Normantonbeef.org. Steven Normanton- website.

Newspapers-Hudson Litchfield News good resource for info if project was started.

Whitney ended at 8 p.m. Joan asked Ed to call Steve Wagner

The LCC felt this was a worthwhile project but LCC would not be taking on the project, would have to be a separate committee or Ag. Commission.

### **3. STAGE CROSSING EASEMENT PROPOSAL BY STAGE CROSSING ASSOCIATION**

Joan spoke- gave background. Ass’n wrote LCC in June ’08 talking about access between units 22 and 24 where LCC walked in to town owned property at map 12 lot 25 on an easement that the town has acquired. Ass’n interested in purchasing easement. Town counsel said needs to go to Town meeting- if it is swapped or sold. too late for 2010 town meeting. LCC responded to Ass’n July ’08. Joan read from letter Joan emailed Mr. Poulis and cc: Tom Levesque about LCC looking at all avenues to access this property.

Future trail work will need to see bounds clearly. Need to talk about how to get into parcel.

Roger St Laurent spoke-concern about Stage Coach Crossing abutters.

Mr. Poulis speaks- 50 Acres Purchased in 2008 – Conservation Comm’n Issues. Joan spoke- easement deeded to us- LCC. Concern people utilizing the property between two buildings ¼ mi Charles Bancroft Hwy.

Marion spoke- Notify Assn when LCC goes out to walk Easment- date and time

Mr. Poulis- Issue is a question of potentiality rather than actuality

Joan spoke about old dirt road alternate access

Roger Spoke

Joan spoke- Board will take under advisement- Has to go to another Town Meeting. Dirt road- Ass’n willing to pay for it?

Poulis- come up with a number.

Roger spoke- Like Yankee Swap Easement

Poulis- Still have to do work behind library but the dirt road as an access point is okay

Discussion

Roger spoke-mentioned not putting highways out here –just walking trail

Joan spoke- We still have to do something about parking- and if we pursue the idea we need to speak to Town Counsel on transfer at Town Meeting

Poulis- When we revisit this- we can do these things

End of Discussion 8:28 p.m.

**4. CTAP open space report wording for web page**

Roger Send Joan Email

**5. Review Dredge and Fill application by the Town for Chase Brook/Albuquerque Ave.**

Joan explained Application – only going to do Albuquerque Ave crossing- Cranberry Lane- Tributary The engineering firm of Christopher K. Danforth and Assoc. has filed the dredge and fill application for three wetland permits although only the Albuquerque Ave. is scheduled for repair this year.

**6. Review intervention process for dredge and fill permits**

NH Hearing Bureau

Joan Spoke-Once Permit Comes to Town Clerk- 10 days to intervene –Write Letter.

**7. 2002 Safe Yield Study Darrah Pond in Town Clerk’s document viewing room**

Richard Husband- Comment on Monitoring Levels

**8. Planning Board Conservation Open Space Development Ordinance**

**See attached. voting – March 9** Joan handed out ordinance for review at members leisure to discuss at the March 4 meeting. (proposed ordinances also available online)

## **9. Any Other Business**

### **a. Rt. 3A trees cut in the buffer**

Tom spoke- Tree Buffer 50' Buffer trees  
Discussion

### **b. Correspondence**

Wildlines winter 2010 from NH Fish & Game non-game program

Lakeside from NH Lakes

Resource from NH Assoc. of Natural Resource Scientists

Soc. For the Protection of NH Forests (SPNHF) – magazine Forest Notes

Roger spoke –White Bat Syndrome Article

Joan- Stage Coach Crossing. Talked to Tom and Roger –not protected. Talked to town counsel –said don't put restrictions in deed. Don't want hands tied. Joan discussed what counsel said. Discussion of Purchas and Sale Under 36A deed-Granted to Town of Litchfield. How restrictive

Conservation Purposes

Roger spoke naming conservation land after someone-honorary

Joan-Tom mentioned Trail Conservation 2007 to Roger-NHTrails.org-good one to watch

Tom spoke about Asian Long Horn Beetle confused with Spotted Pine Sawyer

Joan Read Letter from School

Cable Committee- Vision for Commercials

Joan spoke – Woman Francestown – Bird Walk-Morris Falls

Farm and Forest Expo Fri and Sat

Tom left the meeting at 9 p.m.

### **Approval of Minutes Meeting December and January**

Approved for December 4-0-0



Approved for January- 4-0-0

Motion to Adjourn – January 7, 2010

Richard 1<sup>st</sup>

Marion 2<sup>nd</sup>

Motion Passed 4-0-0

**Meeting Ended 9:09 p.m.**

**Minutes recorded by M. Croteau.**