

**MINUTES OF MEETING  
CONWAY CONSERVATION COMMISSION  
December 12, 2012**

The December meeting of the Conway Conservation Commission convened at 6:30 p.m. at the Whitaker Homesite in North Conway, NH. Members present were: Rob Adair, Carol Lyman, Linda Kearney, Karla Allen, Dan Lucy and Larry Huemmler. Also present was Matt Coughlin, an environmental conservation student who wished to observe.

**1. Approval of Minutes 11/14/12** The following corrections were noted: Pg. 1, Item 4, end of para. should read ...and she thinks this would go against the grain. Pg. 2, 1<sup>st</sup> Para. Mr. Adair added: *We have an LChip matching fund and this would be an appropriate use if The Nature Conservancy gets their LChip grant.* Pg. 2, 4<sup>th</sup> Para., 3<sup>rd</sup> sentence should read: *Mr. Adair stated the next step, if we are going to pursue this, would be to talk to Sut and see if his family is on board, and negotiate a price.* Pg. 2, 2<sup>nd</sup> sentence should refer to timber cut. **Motion was made by Ms. Kearney, seconded by Mr. Huemmler, that the Minutes of the Nov. 14<sup>th</sup> meeting be accepted as corrected. Motion carried by unanimous vote.**

**3. Reports:** Neither Forester, Don Johnson, nor Selectmen's Representative, David Weathers, was present.

**Transvale Acres:** Mr. Adair reported that FEMA is buying out several properties in Transvale Acres and the town is required to run it by the Planning Board and the Conservation Commission for recommendation. 15 lots are involved, all quite small. **Motion was made by Ms. Kearney, seconded by Mr. Huemmler, that it is a good idea and the Conservation Commission recommends the FEMA purchase of these lots.** Discussion: Mr. Lucy questioned who would buy the lots and who would own them. Mr. Adair said FEMA would buy them, they would be left as wooded, unimproved lots and would become town property. They are not buildable and would be cleared of all structures. **Motion carried by unanimous vote.** Mr. Adair will convey the Commission's recommendation to the appropriate officials.

**Marshall West Side Road Properties:** Mr. Adair reported he had met with Sut and Margaret Marshall and they would like to see this land become conservation land, not to be developed. Upon question of use and restrictions, it was noted there is presently a snowmobile trail on it. Mr. Adair saw no reason to change that. He said the next step is to get an appraisal and stated it is common for each party to get an appraisal; if both parties cannot agree, a third party appraisal would be sought. Mr. Adair explained a restricted use appraisal gives a dollar value and brief discussion of how they came up with that. (It would cost \$2400 to be funded by the Conservation Land Account.) A summary appraisal is the same research, but the report goes into more detail. Messrs. Weathers and Adair have discussed it and agreed the best way to go would be the restricted use appraisal.

Upon question of the difference between the two, Mr. Lucy explained it has to do with the intended use of the land. If we buy it, we want to keep it restricted, so the appraisal would reflect its value as restricted land; the summary appraisal might be used if we were going to

develop it. Its value would be higher and that appraisal would include more detail. Mr. Adair said Sut Marshall had David Haine give an opinion of value in 2007 if they sold all three parcels - the figure was about \$1,000 an acre. Four of the parcels are in current use, the one with the granite posts can be developed, so the value is whatever it could be used for, i.e. house lots. Mr. Lucy noted there are no restrictions on it so the value would not change much.

**Motion was made by Ms. Kearney, seconded by Ms. Allen, that the Conservation Commission obtain a restricted appraisal. Motion carried by unanimous vote.**

**Election of Officers:** Mr. Adair said he has heard from Paul Pinkham who has expressed an interest in remaining on the Commission, but does not want to serve as Chair. Mr. Adair suggested holding election of officers at the January meeting, stating he is President of White Mt. Milers and felt that might be perceived as a conflict if he were to continue as Chair. Members present did not feel it would be an issue and expressed that he is doing an excellent job. This will be addressed next month.

Mr. Lucy stated he has an interest, but does not think he could give it what it needs, noting it entails attending a lot of daytime meetings and is not convenient for a person with a full time job. Mr. Adair is self-employed. Ms. Allen said she does not want to be Chair, but would not mind if Mr. Adair wanted to pass some things on to her. Ms. Kearney suggested maybe the Chair needs to delegate more. Mr. Lucy agreed. Mr. Adair noted we have not done much lately with the Whitaker Woods Trail Committee and probably should resurrect that, also we need to make a bigger effort to get out and look at other conservation areas for which we are responsible. Ms. Allen said she has some freedom and flexibility because of the job she has. Mr. Lucy said we need to keep in mind when we re-elect that it is more of a group effort. Ms. Allen suggested making a list of some of the things we want to get back to doing and share those duties instead of a re-election.

Matt Coughlin was asked if he has any observations or comments, to which he answered “not particularly,” but would like to be a participating member, noting it is the type of experience he wants to get. It was pointed out that we have a full Board, but no alternates presently. Mr. Adair requested that Mr. Coughlin submit a letter of interest, including his experience, to be presented to the Selectmen.

**Adjourn: There being no further business, Motion was made by Ms. Kearney, seconded by Mr. Huemmler and carried, that the meeting be adjourned at 7:00 p.m.**

**Respectfully Submitted,  
Gail T. Currier, Recording Secretary**