

Lebanon Conservation and Agriculture Commission
Regular Meeting, 12/3/12
Minutes

Call to order, 4:32 p.m. by Marc Lang.

Members present: Marc Lang, Jan Fitter, Howard Wayland, Keith Laporte, Oliver Manning, Emery Gluck, Paul Trubey, Toni Willard,
Member absent: Jon Slate, Alton Blodgett,
Also present: Town Planner Phil Chester

Paul and Oliver appointed voting members.

Motion (OM) to approve minutes of 9/10/12 meeting; seconded (EG). Emery noted a correction in that he recused himself during the discussion of the Anderson property. Minutes approved unanimously with this correction.

Property 12-G was rated. This property has the potential to receive state PDR funding with a little more clearing of fields. However, at the current time the town would have to put in 25 percent. The score was 16.

Phil presented the idea of a contest to identify Lebanon's largest trees. Discussion of procedures. Phil will prepare materials in consultation with Emery and others.

Oliver Road subdivision applicants have been asked to make the easements adequate.

Kaplan property: Bidding process for seeding discussed. Howard, speaking from the cemetery perspective, thinks one more year of corn is okay, but the property badly needs manure.

Commons Hill Trail: Marc wrote a letter to an adjacent landowner requesting that they cease dirt bike activity, and he read it into the record. Consensus approval.

Williams home farm property, 65 acres on Goshen Hill Rd.: This is what's left of the 173-acre property Linda Cabral offered for preservation, resulting in a town-funded appraisal at a cost of \$8000. She then sold the main, south parcel to Pride's. The Dept. of Ag. did not offer as much as Linda wants for the remaining 65-acre piece. The selectmen feel the town should, in partnership with CT Farmland Trust, fund the difference. Motion (EG), seconded (HW) to endorse a Town Meeting request of a +/- \$22,000 outlay for this property; passed by a vote of 6 to 0, with Jan abstaining. The total outlay from the Open Space Fund for this property will thus be +/- \$30,000.

The Anderson property easements are with Pat Prue's office. Closing is projected for Feb.-March. **(Holy-oh-jumptub!)**

Town Planner's report: covered elsewhere.

Christian Joseph from Pride's arrived. Christian reported the following:

- Water quality sampling results are awaiting sufficient sampling. Pride's is sampling from multiple locations (5?) around the main site. Results should be available late winter.
- Pride's is reluctant to do sampling on Susquetonscutt Brook because other people's uses may be affecting water quality.
- Catch basin clean out is progressing.
- Pride's does not choose to put an environmental engineer on staff. They have confidence in their environmental engineering consultant.

We requested the following

- That Pride's provide a copy of their annual auditor's report on environmental controls to the commission, usually conducted in late January.
- We reiterated that we wish to receive a landscape plan for the recently purchased Goshen Hill property, emphasizing appropriately vegetated high berms to prevent the view of hoop houses from the road. Christian explained that activity on the property is on hold pending a comprehensive plan for Pride's facilities, but Pride's will provide and discuss a plan prior to starting operations on the property.

Motion (multiple) to adjourn at 5:53 p.m., seconded and passed unanimously.

Respectfully submitted,
Jan Fitter, Sec'y