

Lebanon Conservation and Agriculture Commission  
Special Meeting, 9/10/12  
**Minutes**

Call to order, 4:35 p.m. by Marc Lang.

Members present: Marc Lang, Jan Fitter, Howard Wayland, Alton Blodgett, Keith Laporte, Jon Slate; Oliver Manning; Toni Willard

Members absent: Emery Gluck, Paul Trubey,

Also present: Town Planner Phil Chester, Christian Joseph, PCF

Christian Joseph, Site Manager at Pride's Corner Farms, confirmed that Pride's and Linda Cabral et al. have reached formal agreement for Pride's to purchase Williams "Farm #1" (c. 108 acres) on the south side of Goshen Hill Road next to Pride's current holding. Their business model does not allow Pride's to consider preserving any portion of the parcel. Pride's will develop viewscape landscaping at the road in consultation with the commission. They probably will not choose to hire a landscape architect. They will be happy to use native plants.

Christian stated that Pride's would like to delay sampling/testing on Susquetonscut Brook until the process has been checked out and refined at the Pride's main site (on Hoxie and Pease Brooks). But they will extend the testing to that area later. Alton and Christian discussed baseline sampling. The commission voiced no objection to the delay but hopes it will not be too long. At the main site, five samples are being taken monthly: above Pride's property, on Pride's site, and below just past the confluence of Pease and Hoxie.

Pride's is confident that their outside engineering firm, Maloney and McBroom, can handle the intensified prevention/oversight needed. They do not choose to hire an on-staff engineer. The engineer from M.&McB. who is responsible for Pride's will meet with us if we so desire.

Christian stressed that Pride's wants to work with us on conservation measures and keep the Town up to date on prevention and oversight.

Motion (HW) to approve minutes of 8/2/12 Special Meeting; seconded (AB). Mark proposed a correction to paragr. 4, first sentence, to clarify the nature of pollution found. The sentence should read: 'Christian Joseph, Site Manager at Pride's Corner Farms, discussed non-compliance at Pride's -- as determined by DEEP, Town IWC, and Army Corps of Engineers -- that is polluting Lebanon's surface waters (causing, at a minimum, the presence of high levels of algae downstream on Pease Brook).' Minutes approved unanimously with this correction.

Town Planner's report:

The application for the subdivision on Oliver Road has been altered to eight lots (from the original twelve) with fewer driveways, a no-build area near the road, and consideration of view-sensitive roadside landscaping.

Anderson property:

The USDA grant application was successful, and the Town's portion of cost will be less than originally proposed. The next step is to ask for Selectmen and BOF approval to go to Town Meeting.

The commission needs to put together a baseline documentation report before the Town conservation easement can be closed. For timing and season, we need to start soon. Jan will call around for volunteers in the beginning of October.

## **OLD BUSINESS**

Kaplan open space: Trail route discussed. A site walk will be done to firm up plans. Marc will call Jan, Alton, and Keith (beginning of October?).

Phil will speak with Jay Dipple about the home farm portion of the Williams property on Goshen Hill Road.

Farm property 12-D was rated and the score was 13.

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

Respectfully submitted,  
Jan Fitter, Sec'y