

Lebanon Conservation and Agriculture Commission
Special Meeting, 7/9/12
Minutes

Call to order, 4:31 p.m. by Marc Lang.

Members present: Marc Lang, Jan Fitter, Howard Wayland, Emery Gluck, Alton Blodgett, Oliver Manning, Paul Trubey, Toni Willard (4:40)

Members absent: Keith Laporte, Jon Slate

Also present: Town Planner Phil Chester

Marc appointed Paul Trubey and Oliver Manning acting alternates.

Williams LLC is applying to the state PDR program for 173 acres in 2 parcels on Goshen Hill Road. Chelsey Williams was present to explain the decision to preserve, and she plans to farm the property. The PDR program is receptive, but time is important to the owners, and state appraisals can be slow, which could compromise the deal. Phil noted that the Town can do them much faster and that there are still funds available that were released by Town Meeting for soft costs. Two appraisals are needed – one for each parcel. Chelsey indicated that the owners are definitely committed to preserving if the Town does the appraisals. The property was rated, with a score of 24 out of a possible 27.

Motion (JF) to recommend the expenditure of \$9000 for two appraisals for this property; seconded (EG) and passed unanimously.

Linda Williams Cabral and her sister (neither present) own two parcels adjacent to each other on Rte. 87. They have expressed interest in applying to the PDR program. More information should be forthcoming. The property was rated, with a score of 23 out of 27.

Motion (HW) to approve minutes of 6/4/12 Special Meeting; seconded (PT) and passed unanimously, with AB abstaining.

Town Planners report:

Phil introduced a Town Farmland Preservation Application that he prepared. Agreed that this will help inform interested owners about the expectations of the state programs and others and will smooth the application process. Motion (HW) to adopt the Farmland Preservation Application dated 6/14/12; seconded (AB) and passed unanimously.

Phil explained the status of a DEP investigation of Pride's Corner Farm relating to the degradation of Pease Brook and noncompliance issues.

The Kaplan property has closed. Consensus that we need to plan how we will manage the passive recreation property and create a trail.

The Anderson owners have accepted the proposed offer for the conservation easement. The Town will contribute \$50K, and Joshua's Trust will contribute 15K. The USDA FRPP is being asked to cover the balance of the offer. The application will go in this month.

The Green Valley Connections booklet is available online and could be useful as we plan future activities in open space and trail initiatives.

Marc has not yet been able to reach John Gardener about renewing the agreement with CL&P for the Commons Hill Trail. Will continue to try.

Motion (JF) to adjourn at 5:55 p.m., seconded (ML) and passed unanimously.

Respectfully submitted,
Jan Fitter, Sec'y