

**TOWN OF TUFTONBORO
CONSERVATION COMMISSION**
240 Middle Road
Center Tuftonboro, NH 03816

**MEETING MINUTES
NOVEMBER 23, 2020**

Due to COVID-19, the 11/23/2020 meeting was held virtually via GoToMeeting. The following people were present and identified by roll call:

Members present: Chairman Steve Wingate, Vice Chairman Stephen Scapicchio, Members Larry Gil, Heather Brown, Laurel Podsen, Kate Nesbit

Members not present: Mark Howard, Alternate Mike Phelps, Selectmen's Representative Lloyd Wood

Staff present: Jane Lemire

Chairman Steve Wingate called the meeting to order at 6:31 p.m.

- I. Discussion Items
 - a. Mt. Pleasant Easement

Chairman Wingate stated all TCC members should have received from Lisetta Silvestri the standard easement blank document and the power of enforcement. The other big document is not needed. That document was designed to work with individuals, particularly people who are involved with the IRS regarding perhaps an easement donation or a bargain sale. The IRS constantly comes up with new rules. LCHIP keeps TCC up-to-date on the most recent rules pertaining to easement documents. Sometimes there are State rules involved and court decisions. All new matters start with LCHIP and these updates are put into every new document. LCHIP is a shorter way of doing business between an accredited land trust and a government agency. Everything is in there that would be in a normal easement that TCC would ever become involved with.

Chairman Wingate talked with Ms. Silvestri about issues that needed to be addressed. He told her that he spoke with the Selectmen today and asked them if TCC has to go through a public meeting like TCC has done with regular land acquisitions and whether TCC would have to go through the planning board as is done with a regular acquisition. The Selectmen didn't know the answer and said they would do the research. Chairman Wingate will keep communication with them. Ms. Silvestri asked if the Selectmen want the town attorney to review the document first and stated they hope to close the second week in January.

Chairman Wingate made a motion to accept the right of enforcement document. Vice Chairman Scapicchio accepted the motion, seconded by Ms. Nesbit. Roll call vote followed; all were in favor.

b. Lawall Easement

Chairman Wingate stated he told the Selectmen that more work (not specified) was needed and may ask them to do that before end of year.

Ms. Nesbit asked if all TCC members had the survey in front of them. Ms. Nesbit discussed easement perimeters and asked TCC members their thoughts and if they had any suggestions. Discussion did follow between members regarding perimeters, options and what they should be and why. Ms. Nesbit has concern the Selectmen may see this as a technical connection to avoid property tax (which is not the case) if we bring it to them in this form. Ms. Nesbit has recommended to the landowner to move the line to include the driveway as well as adding more land so as to look more intentional. New wording in the easement document would need to include the ability to fix and use the driveway. If it is to be adjusted, it should include more land.

Chairman Wingate stated that the Selectmen asked why three acres would be important for conservation. He responded that it is the position of the property, between land already conserved and the shoreline. This natural shoreline is its value, not many parcels like this left.

Ms. Nesbit suggested to the landowner that getting an appraisal may well be worthwhile.

II. Non-Public Session (if needed)

Non-Public Session was entered into at 6:58 p.m. and exited at 7:27 p.m.

There being no further business, Ms. Nesbit moved to adjourn the 11/23/2020 TCC meeting, seconded by Vice Chairman Scapicchio. Roll call vote followed; all were in favor.

Respectfully submitted by Jane Lemire, Tuftonboro Conservation Commission Secretary