

**Andover Conservation Commission**  
**April 10, 2024**  
**Draft Minutes**

Present from the Andover Conservation Commission (ACC): Nancy Robart, Jesse Schust, Nancy Teach, Sooze Hodgson, Jerry Hersey, Lee Wells

Route 4 At Eagle Pond Property: Nathan Cole (land owner), Kathy Kraysler (neighbor concerned about environmental impact), Mary Lynn Ray and Laurie Zimmerman (At Eagle Pond, Inc), Les Fenton, Andrew Merzi (abutter), Mary Howe (neighbor, concerned about property and environmental pressure on the river), Bob Newman (Wilmot Conservation Commission (WCC), Ken Kessler (WCC), Sandy Rock (WCC), Geoff Harris (WCC and Camp Manager), Don Moyer (Friends of the Northern Rail Trail), Daryl Furtkamp, Devin Muzdiere, John Hodgson (Andover Historical Society). Andy Deegan, Stewardship Manager and Interim Director of Ausbon Sargent Land Preservation Trust (ASLPT), Liz Kirby, President of the Wilmot Historical Society.

Miranda Dawalga: Hub's Earth Day Program and working with ACC.

**Route 4 property:**

7 lots – one in back on far side of Rail Trail (RT), and 6 along route 4.

Nancy R circulated a map of the site.

25.2 acres – back lot 14 acres, on route 4 roughly 11 acres. Right of Way across the rail trail to access back section already approved by State. There is an existing right of way in the deed. All driveways are permitted.

Abutters' public hearing in two weeks, the application has been deemed complete.

Plan for historical/environmental impact waived. Any building plans will go before the planning board. 10 acres in Wilmot Nate will keep for himself.

Some confusion about what historical and natural features means – some interpreted it to be just the view of the mountain, the At Eagle Pond group considers the entire view, which the At Eagle Pond group feels will be compromised by any construction that can be seen directly from farm. 149, 6 159

Asking prices for land: \$89,000 for first three lots, \$129,000 for 4<sup>th</sup>, \$149,000 for 5<sup>th</sup>, \$159,00 for 6<sup>th</sup> Back lot one \$249,000.

Different price for 4<sup>th</sup> and 5<sup>th</sup> if put into Conservation Easement, \$125 for 6. – fee ownership – \$200,000 for back lot for fee ownership.

Nate bought property in November – on the market for 18 months before that.

Suggestion/comment: What is the cost of entire parcel – perhaps making it an experimental farm?

There is no approval to put these on the market – Nate hasn't received permission for subdivision from state. Nothing will happen for at least a month.

Funding sources?: Andy Deegan (ASLPT): big and small sources. Lchip is very competitive – they gave 5 million last year, but there were 7.2 million dollars in request. ARM grants (from wetland impacts fines) no money went into the pot for this particular watershed. Source water grant program – for drinking water – the 14 acres parcel is part of aquifer – could fund up to half the assessments on land and purchase price. The Conservation Fund: they step in in a situation like this – help with funding. They bought Sawyer Brook Headwaters with ASLPT – needs to be paid back – if not, land goes back on the market.

Conservation Loan – will have interest to pay – and land goes back on market if not paid back.

ASLPT does not go above appraised value – it needs to be appraised.

For fee ownership the appraisal is less.

Andy doesn't have experience with Historical Grant funding knowledge.

Conservation buyer is another possibility – an individual or group buys the property giving ASLPT time to fund raise to buy the property – there are risks - ie if appraisal comes in too high and might have to be held for a while (and taxes paid in the meantime). Some conservation buyers are willing to take this risk.

If a group of individuals has an agreement with the land-owner independently from the land trust, they may pay the difference between the assessed value and what the land-owner is asking for.

At Eagle Pond is applying for Lchip money to pay for repairs that need to be done at the farm. Must raise matching funds, application due in June, don't hear until November.

Why wasn't the land purchased in the time when it was on the market? We can't ask Nate to not be a businessman. We (Wilmot/Andover CC) need to be more aware of what is coming on the market.

Someone in town was interested in purchasing this land, at that time the seller wasn't interested. So it was on the radar then.

This is Nate's first venture at this (partner has done many). Nate grew up in Danbury – he gets the small town issues.

Biggest source of funding is Lchip, but those funds are so competitive to get. The first thing the grant funder looks at is how involved the town is. Some towns try to have money set aside and town votes on it every year (Sunapee does this), so if something comes up, they are good to go. Andy encourages that we do this as well.

Attendees welcome to come to the Planning Board meeting on the 23<sup>rd</sup>.

William Clarke, WCC , raised the issue of an Andover/Wilmot forest.

Bill Hoffman recommends that we summarize our concerns and send it/memo to the Planning Board. They can understand our position is and what our concerns are.

### **Regular Meeting:**

Sooze moves to approve minutes as amended, seconded by Nancy T: all in favor

Earth Day (Miranda) – Saturday April 20<sup>th</sup> from 10 – 12 at Hub – we will have a table there – we can have some information there. Harvey Best and Wyman Ordway will do bird house Building. Bug House building workshop, Garden Club will have activity too (outdoors if weather is good). Will have door prizes – hopefully for everyone who helped with the clean-up. Nancy T will be there with Garden Club. Nancy R will man the ACC table.

Bradley Road Lake property – we can't do anything the abutter's land is surveyed. Do we go to the Planning Board for non-binding consultation? For a possible swap – this is not on the Select Board's radar. Jesse will let abutter know that we want to meet with him because we are talking about going to the Select Board. He should come to the May 8<sup>th</sup> meeting.

ASLPT request for membership \$150 and for extra gift of \$150. for annual fund. Motion made by Nancy R, seconded by Nancy T: all in favor.

Reimbursement: moved to cover cost of banner (\$83). Moved and seconded.

Possible project: Couple approached Jesse and Nancy R – asked about mission of Conservation Commission – protecting lady slippers, etc. Nancy R looked into it, and that is part of our purview. Consulted Nancy T (Garden Club) and Steve D (NRT) about creating a nature walk with signs. Rail Trail Bureau is very helpful – just let them know ahead of time. Miranda can help us with identifying native plants. Gisela Darling may be able to help too.

Need to elect new officers: Nancy R and Jesse S interested in continuing as co- chairs. Nancy T will to be CFO

CFO – Chief Financial Officer – Cristy pays bills, gives us balance. Need to keep issue of land coming out of current use funds up so we get 50% of those funds. Nancy T ready to do this. 3 positions voted and approved: Nancy Robart and Jesse Schust: co-chairs, Nancy T - CFO

Other: Highland Lake – Nancy R asked Donna Baker-Hartwell about milfoil, and lake hosting. Need to talk to Earl Davis – Nancy R will try to call him. Other towns pay their lake hosts – we can ask other towns how they fund it. Kezar lake pays some of hosts, others are volunteers.

Other items – April 26<sup>th</sup> ASLPT commission chairs – Jesse and Nancy R will attend.

Our annual budget stays the same (\$1800) for us and \$2500 for Beaver Deceiver maintenance.

We should do a walk about with Kevin at Transfer Station and at Highway garage – Nancy R will call him to arrange this.

Sooze: should we pay for the appraisal for Route 4 land (far side of Rail Trail) to help out ASLPT. We may need to look for Conservation Buyer, but we'll need to have land appraised first. Motion made by Sooze, use reserve funds from ACC with a \$2500 cap for appraisal of lot 6 and the back riverside lot – westside of RT, seconded by Nancy T: all in favor. Nancy R will let Andy Deegan know about this – so we can get going on this.

Jesse and Nancy R will work on memo for Planning Board as Bill Hoffman recommended.

Nancy R asked Barbara Richter if there is a packet of info to inform Select Board of the work of Conservation Commission – she sent a packet – will use Fenvale monitoring report (which includes wetlands) as an example of what we do.

Task Force: on At Eagle Pond property – Jesse will be the point person and coordinator.

Motion made to close the meeting made by Jesse, seconded by Lee: all in favor. Meeting adjourned at 8:45.