



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Special Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Monday, October 24, 2011  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Marcia Gasses, Deborah Calabro, Cora Quisumbing-King, Ron Hebert (Alternate)

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Anna Boudreau, Kathie Forbes, Betsy Haley, Cindy Imbro, Kathleen Willette

The meeting was convened by Chair Hunt at 5:30 PM.

### 1. NEW BUSINESS

- A.** Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$275,000 from the Conservation Fund to purchase a conservation easement on two parcels of land totaling 55 acres located off Longhill Road. The parcels are known as Map A, Lot 37 and a portion of Map A, Lot 18M, and are owned by Kathryn Forbes and Anne Parks.

Hunt asked Anna Boudreau, Vice Chair of the OLC to explain the request.

Boudreau provided a summary of the property owned by Kathie Forbes and Anne Parks located off Long Hill Road. The Open Lands Committee has been discussing this easement since last December with the owners. The proposal is for the City to purchase the development rights on 55 acres of the property, leaving the house and about 5.7 acres not in the easement. The family would continue to own the property and this conservation easement would be in place to protect the easement property in perpetuity, no matter who owns the property. The price of the easement is based on an appraisal of the property that was prepared by an appraiser that the City hired.

Bird added that the property is an officially designated Tree Farm that was carefully managed for years by Joe Parks. Part of the property falls with the Cotton Well Secondary Groundwater Protection District. It is within the Blackwater Brook watershed and is home to many species of wildlife.

Hunt asked if any Commission members had questions.

Hebert asked what property taxes are paid on the property. Forbes answered that she pays about \$14 a year because the property is in Current Use.

Calabro asked about restrictions on hunting. Boudreau answered that the deed does not dictate any restrictions on hunting and it is up to the owner. The property will remain in private ownership but the City purchasing the development rights, which is one right in the bundle of rights.

Quisumbing-King: What are the responsibilities of the owner versus the city? Boudreau stated that the City is responsible for easement monitoring on an annual basis. Usually timber harvesting is permitted. Owner is responsible for paying taxes on the land. Quisumbing-King asked about any plans for using the property. Boudreau said that it will be covered in the deed.



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Gasses: Will the deed be prepared before the project is brought to the City Council? Boudreau answered that they will meet with the landowner to discuss the easement deed. Bird said that they have preliminary discussions with Forbes.

Hebert asked about the appraisal and Boudreau answered with the various values. Hebert asked if the property was near the Cochecho River. Boudreau said that it was not really near the river. Forbes stated that the Blackwater Brook is just north of the property and Reyners Brook is to the south.

Hunt asked if any members of the public had questions or comments.

Kathleen Willette of 31 Fieldstone Drive: We have used the property for cross country skiing in the past. Would hunting continue to be allowed? What would happen if Route 16 was expanded by the state?

Boudreau: Hunting is left up to the landowner. The easement deed would cover the eminent domain procedure, but both the City and the landowner would be compensated for any impact. Forbes pointed out on the map the parcels that the state took for the turnpike and the remaining state lands. She stated that the gas pipeline runs down this side of the turnpike so expansion would be difficult.

Betsey Haley of 191 Long Hill Road: We completely support the easement to protect the wildlife and keeping the area green and free from development. We saw two deer up there this week.

After confirming that there were no further comments or questions, Hunt closed the public hearing.

Bird explained that the Conservation Commission was being asked to approve the expenditure, plus closing costs, which may include title examination, title insurance or surveys. The amount of closing costs would not be a big expenditure and would be figured out prior to closing.

Calabro asked about the balance in the Conservation Fund. Bird answered that it was over \$600,000.

*Gasses motioned to approve the expenditure from the Conservation Fund in the amount of \$275,000 plus closing costs, for the Forbes/Parks conservation easement and forward the request onto the City Council for approval. Calabro seconded. Vote: Unanimous*

## 2. ADJOURNMENT

*Gasses motioned to adjourn at 6:00 PM. Quisumbing-King seconded. Vote: Unanimous*