

CITY OF DOVER

OPEN LANDS COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall
Meeting Date: **Thursday, May 21, 2015**
Meeting Time: **5:30 PM**

Members Present: Anna Boudreau (Chair), Malone Cloitre (Vice Chair), Kristen Murphy, Brenda Davidson and Anne Kotlus

Staff Present: Steve Bird

Others Present: Bryant Hardwick, David Paolini, Tim Winters, Marcia Gasses, Kathy Willette, Cora Quisumbing-King, Richard Erickson

Meeting called to order by Boudreau at 5:38.

1. **Discussion on the Basics of Conservation Easements and the Requirements to Conduct Timber Harvests and Agricultural Activities (30 minutes)**

Boudreau gave a brief overview of what a conservation easement is (and is not) and reviewed the requirements for a landowner to conduct agricultural or forestry related activities on their conservation land. The common characteristics of conservation easements and the recent timber harvest at 195 Longhill Road was discussed. Boudreau explained how and why the timber activities that have occurred and will occur on the property are allowed.

Boudreau: Landowners own many property rights, including but not limited to the selling it, subdivision, development (building residential houses), allowing public access, posting against public access, building trails, and carrying out timber harvesting and agricultural activities. A conservation easement means that the subdivision /development rights have been voluntarily & legally removed from the property by granting them to an easement holder, but all the other property rights remain, with some conditions, such as having a Forest Management Plan for timber harvest activities.

Kathy Willette, a neighbor on Fieldstone Drive, asked how much more harvesting is planned.

Paolini explained that he is done with harvesting for now as he has cleared an area that he needs to plant hay for his animals, but he is not sure if he is done "forever." He's thinking of planting Christmas trees in the future, but he might change his mind again in the future. Last thing he wants to do is to disturb his neighbors but he is doing everything that is required in order to manage his property for forestry and agricultural activities.

Tim Winters of 29 Fieldstone Drive questioned if the timber harvest was allowed and had a list of questions & concerns that he reviewed.

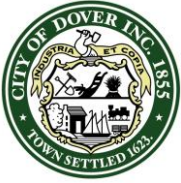
Boudreau explained that the timber harvest is allowed and answered the list of questions. She further explained that if a landowner's forest management plans change, which is very common, then the landowner just needs to submit the change to the Conservation Commission for review and approval.

Mr. Winters focused on the words "predominantly forested" in the purposes section of the deed but Boudreau explained that the entire document has to be taken into consideration when determining what is allowed, particularly the Reserved Rights section allowing timber harvesting activities..

Marcia Gasses, vice chair of the Conservation Commission stated that the purposes are important but "everything under it" i.e. the Use Limitations and Reserved Rights sections tell you exactly what is allowed or not. As for the word "predominantly", she added that it is usually interpreted as 50% [and Mr. Paolini is not at 50% yet] and all the activities that he has carried out or proposes to carry out would be approved by the commission.

(Bird had to leave the meeting at 6:50 pm. for a ZBA meeting.)

After a lengthy discussion, the Q&A section of the meeting was closed and Boudreau thanked everyone for their interest and for attending the informational portion of the meeting.



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In light of the time, (7:15 pm) the rest of the agenda was skipped and the committee moved into the non-public session.

Agenda items 2-8 were skipped.

8. Non-Public Meeting

Murphy moved to enter non-public session pursuant to RSA 91-A:3-II (d). Kotlus seconded and roll call vote was unanimous in the affirmative.

Murphy motioned to come out of non-public session and seal the minutes because divulgence would render the proposed action ineffective. Kotlus seconded. Vote: Unanimous approval.

At 7:45 pm Boudreau adjourned the meeting.

Minutes taken by Malone Cloitre.