

## Hampton Conservation Commission

### Minutes of the May 22, 2012 meeting

The meeting was called to order by Chairman Randy Thompson at 7:05 pm. Also present were Penny Newbury, Phoebe Huang, Bob Johnson, Linda Gorman, Everett Hyde and Debby Barton. Absent were Marcia Kilpatrick and Wayne Kilpatrick.

Seating of alternates: Everett Hyde and Debby Barton were seated for the Kilpatricks.

Minutes of the April 24, 2012 meeting were presented. Penny Newbury moved to accept them; Everett Hyde seconded. Motion passed. Phoebe Huang abstained.

#### Old Business

1. Cornell subdivision on Lewis Road: Randy Thompson presented the HCC written recommendations that will be given to Planning and Zoning. The property owners were in attendance and spoke to the two points made by HCC. They do plan to continue to have part of the property hayed. However, plans are to cut a new driveway from Lewis Road.
2. Freiman property on Fisk Road: Mr. Freiman has been told that the HCC cannot apply for a second state grant at this time and will therefore not be pursuing the purchase of his property right now.
3. Loisselle property: A town referendum will be held on May 24 to approve using Land Acquisition funds to purchase this property. Randy Thompson will set up an informational table at the polling place.
4. Vadnais (Edwards) property: The remainder of the meeting was spent reviewing the committee's progress in preparing the DEEP grant application for this property. Below are some areas addressed (numbers correspond to sections of the grant application).

#### 2.) Project Cost Estimates

Property purchase changed to \$210,000  
Attorney's fees of \$2,000 added  
Total changed to \$224,000

#### 3.) Eligibility

The word unused was substituted for discontinued.

Bob Johnson reported on progress in obtaining a signed Purchase and Sales Agreement. Town attorneys added environmental language, and Mr. Vadnais wishes to sell the property "as is." Bob Johnson is confident this can be resolved and a fully signed document obtained. He also reminded us we need to make a good faith deposit on the property.

4.) Existing Ownership

Phoebe Huang will ask the town clerk to certify our copy of the deed.  
Bob Johnson will sign a certificate of title to include as supporting documentation.

5.) Site Convenience and Public Access

Penny Newbury will expand upon the adjacent development and potential for significant growth and development of this parcel.

6.) Local Support

Many letters have been received or promised. Linda Gorman will follow up on one from the Historical Society. Bob Johnson will follow up with the Recreation Commission.

7.) Statement of Need

Randy Thompson will write this using excerpts from the regional conservation plan.

8.) Funding Mechanism

Selectmen's meeting of June 5 agenda item – resolution to authorize expenditure of funds for this purchase.  
Joshua's Trust will be making a contribution.

9.) Operation and Maintenance Capabilities

Bob Johnson will write this.

June 5 is the target date to have all parts of the application completed.

Michael Vadnais will be in Hampton in June and would like to meet with the HCC.

Meeting was adjourned at 8:25pm.

Respectfully submitted,  
Debby Barton