

Loudon Conservation Commission  
April 11, 2007 Meeting Minutes

The meeting began with a discussion between Meurig Davies and the Commission members of various issues in the conservation easement language that had been raised by their respective attorneys. Apparently the purchase and sale agreement, by which about 30 acres of farm and forest land will be put into conservation land, had been finalized, and an appraiser and surveyor are lined up. The conservation easement itself was not finalized and several issues were ironed out. (A conservation easement substantially similar to what will be the actual conservation easement is an exhibit to the purchase and sale agreement.) Mr. Davies and Commission members mainly discussed language relating to how much wood the Davies would be able to remove to burn for heat. Mr. Davies reiterated the timeline is very short because the NRCS grant will expire in June and several things have to happen first, including sending final documents to NRCS, surveying and appraisal.

The Commission received the new zoning ordinance and reviewed the language, passed at town meeting, which clarifies the wetland buffer provisions.

Dan Geiger gave the update on projects before the Planning Board. With regard to the Dupreys' project, the Commission needs to check that the lot that was supposed to be deeded to the town/conservation commission is in fact deeded to the town.

Dan had also attended a site walk on the Loudon Woods project, which is off of Bear Hill road. Beehole Brook runs through the back of the property, and a 50' right of way to prevent land-locking other properties will encroach on the brook's buffer. The Commission is in favor of putting off cutting the stand of hemlocks that are in the brook's buffer, and instead tagging the right of way, until the right of way actually needs to be constructed.

The septic treatment system plant planned for Dump Road is moving through the Planning Board. The company is leasing from the property owner, and the Planning Board stated emphatically that the property owner must come forward with a plan for the entire property before another lessor's site plan can be approved, as many small plans have been before the Board, but no comprehensive plan has been prepared yet.

Cynthia Balcius, representing NH Speedway, Inc., presented a permit by notification to dredge ditches at the race track. The dredging will be done well above the brook and with proper erosion controls. Julie Robinson planned to go to the town office to sign the permit the following day.

Bob Butler reported that he will be attending the R2C2 meeting, which will be a workshop on Growing Green.

The Commission approved the March minutes.  
Its next meeting is May 9 in Charlie's Barn at 6 p.m.