

BRENTWOOD CONSERVATION COMMISSION

Meeting of June 20, 2011

Members In attendance: Doug Cowie, Jody Kaufman, Emily Schmalzer, Heather Dudley-Tatman, and Rob Wofchuck, chair

Alternates in attendance: Victor Schmalzer and Reid Bunker

Guests in attendance: Brian Hart, Southeast Land Trust of New Hampshire

Meeting convened at 7:19PM.

1) Public Hearing Opened at 7:20PM.

Wofchuck provided a brief summary of the proposed conservation easement on the 55 acre property located on Middle Road, referred to as the Lyford property. The Southeast Land Trust of New Hampshire (SELTNH) has reached an agreement to purchase a conservation easement with the owners. The cost of the easement and associated transaction fees is approximately \$535,000. Funding from the US Farm and Ranchland Protection Program (FRPP) has been approved for \$245,000. Funding of up to \$290,000 from the Open Space Bond and the Conservation Fund would be required as a match for the FRPP grant and to pay for the associated transaction fees.

Wofchuck open the discussion to the commission and the public. V. Schmalzer asked if recreational use would be permitted on the easement. Mr. Hart explained that recreational use on an active farm can be difficult and is not always a guaranteed use of an easement. V. Schmalzer stated that he has observed children and adults fish in Dudley Brook and that this was the type of recreation he was thinking of. The presences of trails in the norther portion of the property which are primily used by abutters for horseback riding were also discussed.

Wofchuck stated that many of the recent easements with town funding allowed for public access. Charlie Pratt stated that their farmland concervation easement did not require public access for recreation but that they were allowed to give access to their property. V. Schmalzer stated that their easment had similar wording.

Several people expressed that preserving the senic view and the working farm provided public benefit.

Kate Donald, the proposed farmer who will purchase the farm land and farm house, stated that they would be interested in hosting workshops open to the public on topics such as the history of the farm and home composting.

Public Hearing Closed at 7:45PM.

2) Wofchuck moves to recommend to the Selectmen that they vote to spend up to \$290,000 from the Open Space Bond and Conservation Fund towards the purchase of a conservation easement on the Lyford Property. Dudley-Tatman seconded and the motion carried. Wofchuck will schedule the next public hearing with the Selectmen.

At 7:47 PM, Cowie moved to adjourn, E. Schmalzer seconded and the motion carried.

Respectfully submitted by Heather Dudley-Tatman