

Hopkinton Conservation Commission

October 27, 2020 Meeting

Held via ZOOM per the Governor's Emergency Order #12/Executive Order 2020-04

10/27/20 Non-Public Minutes – Accepted 11/17/20

Roll call taken. Present: James Newsom, Ron Klemarczyk, Rob Knight, Melissa Jones, Bob Lapree, Jonathan Bradstreet, Bonnie Christie, Molly Hardenberg (Alt), Juliana Dapice (Alt), Stephanie Kratsios (Alt),

Meeting went into non-public session by unanimous vote of the commission at 8:04 to discuss a possible real estate transaction.

Chesley property:

Easement: Rob Knight reported that the Chesley's are balking at including in the deed an agreed upon easement to cross a 20' width of their third lot. The easement would provide access to the neighboring Morse lot. Rob asked how strongly the HCC felt about the easement and if the HCC was willing to risk having the purchase fall apart over the easement. Bob Lapree said he felt the easement was very important in case the town acquired the Morse lot sometime in the future. It could link a hiking trail along the river, or possibly the Concord/Sunapee railtrail. Stephanie Kratsios asked about the likelihood of buying the 4.92-acre Morse lot, listed for \$139,000, in the next 5 - 10 years. Bonnie Christie said she was conflicted about buying more land since a conservation commission has so many responsibilities beyond land acquisition. Ron Klemarczyk said he could understand an easement would encumber the third Chesley lot and might reduce its value. He said he was in favor of not letting the easement become a deal breaker. Bob and Stephanie agreed. It was the sense of the HCC that acquiring the lot was more important than the easement.

At 8:23 Bonnie Christie left the meeting and Molly Hardenberg became the seventh voting member.

Memorandum of Understanding: An MOU proposed by the Chesley's was discussed. The MOU allowed the existing two refugee farmers plus the Chesley's to have gardens on the property for a minimum of five years. Agreed to remove the word "minimum" as a descriptor of the time period. Discussed whether to limit the size of the garden, but agreed the clause in the MOU "would in no way impede the town's use of the property for conservation and recreation" probably provided enough of a limit. It is doubtful that the Chesley's will actually have a garden since they plan to sell their house and move.

Rob Knight moved and Ron Klemarczyk seconded a motion to authorize James Newsom to sign the MOU or a substantially similar MOU on behalf of the HCC. The motion passed unanimously.

Melissa Jones moved and Ron Klemarczyk seconded a motion to return to public session. The motion passed unanimously.

At 8:40 the commission returned to public session.

Minutes submitted by Rob Knight, Secretary.