

Hopkinton Conservation Commission
September 18, 2018 Meeting
Held at Kimball Cabin

9/18/18 Non-Public Session Minutes – Accepted 10/16/18

Present: Lee Wilder, Ron Klemarczyk, Rob Knight, Cleve Kapala, Doug Giles, Melissa Jones, Bob LaPree

Alternates: Jonathan Bradstreet, James Newsome

Meeting went into non-public session to discuss a possible real estate transaction at 7:53, by unanimous vote of the commission.

OLD BUSINESS

1. Conservation easement on the Houston cornfield: Rob Knight, acting as a representative of Five Rivers, gave an update. The total project budget is \$127,000 made up of \$85,000 purchase price and \$42,000 in transaction costs. \$82,000 has been raised: \$42,000 from the HCC and \$40,000 from a NH Charitable foundation grant. Additional grants have been applied for: DES Drinking Water and Groundwater Trust Fund \$45,000 and Mooseplate \$20,000. The Groundwater Trust Fund grants will be awarded about 10/1/18.
Rob explained that Five Rivers will request a MOU between it and the HCC outlining responsibilities including what HCC will pay for (up to \$42,000) and when payments will be made. The expectation is that HCC will pay expenses as they are incurred by Five Rivers. Discussed the fact that if the easement never comes to fruition, funds paid by the HCC will be lost. Five Rivers will not incur expenses any earlier than necessary.
Rob has consulted Neal Cass about the HCC signing a MOU and Neal recommended that although the HCC can sign an MOU, it would be wise to bring the Select Board up to date with plans for Houston and get their approval. Neal has scheduled a meeting for 10/15/18 with the OSC and the Select Board.
If at the 10/15/18 meeting the decision is to move ahead with the Houston project, the next step would be a P&S agreement with Houston. There would be legal expense to review a P&S, and a MOU will need to be in place before Five Rivers incurs the legal expense. Rob will circulate a draft MOU and budget.
2. Fee acquisition of a 5.4 acre Chesley lot on the Contoocook River as a town forest with a Five Rivers conservation easement protecting the land: Rob Knight, acting as a representative of Five Rivers, reported that Five Rivers has applied for a DES Drinking Water and Groundwater Trust Fund grant of \$82,000. The OSC has not gotten an appraisal yet so there is no agreement on the purchase price. Ron Klemarczyk made a motion to amend the HCC 6/12/18 resolution and reduce the authorized amount for the appraisal to not exceed \$1,000, and the condition that if the town and the Chesleys cannot come to terms on the sale to the town, the Chesleys agree to reimburse the HCC only half the cost of the appraisal. The motion was seconded and approved unanimously (Rob Knight and Lee Wilder abstained).

3. Cemetery Lot: Lee Wilder asked that the OSC consider acquisition of the cemetery lot. It could be put on the town warrant, perhaps packaged together with the other parcels the OSC is hoping to acquire. Rob Knight proposed a motion that the HCC supports acquisition of the 10 acres that abut the New Cemetery and Kimball Lake. The motion was seconded and approved unanimously.

At 8:49 the commission voted to return to public session..

Minutes taken by Lee Wilder