

Andover Conservation Commission
March 6, 2024
Final Minutes

Present: Nancy Robart, Nance Teach, Sooze Hodgson, Lee Wells, Jesse Schust, Tina Cotton, Jerry Hersey

Attending for:

- Possible development on Route 4 near Wilmot town line: Mary Lynn Ray and Laurie Zimmerman (At Eagle Pond) Andrew Merzi (abutter), Kathy Kraysler (neighbor concerned about environmental impact), Mary Howe (neighbor, concerned about property and environmental pressure on the river)
- Jeff Dickinson, Toby Locke - Village District water quality concerns and the town owned property at Bradley Point Lane:
- Miranda Dawalga: Hub's Earth Day Program and working with ACC.

Donna Duclos

Route 4 Property Update: Nancy R met with Nate Cole, logger. He has 6 lots that he is interested in selling. Asking price \$79,000 lower lots 4 lots, \$99,000 for 2 northern lots. \$200,000 for the other parcel along Frazier Brook/Blackwater on the other Rail Trail. He has the right of way connecting the two and a plan to develop two lots along brook. There is an undeveloped lot where he may build for himself. ASLPT's Andy Deegan has been contacted about this property. Andy is currently Interim Director of Ausbon Sargent Land Preservation Trust (ASLPT), and is attending workshop today about available money for grants. Nate going ahead with having the land surveyed by Colin Brown.

Andrew Merzi has spoken with Mike, Nate's partner about the project.

Nate sees two lots on the back 14.2 acre parcel, between the Rail Trail and the Blackwater River. ACC and others are very concerned that these lots should not be buildable given their proximity to the river and wetlands.

Mary Lynn Ray of At Eagle Pond – contacted Nancy R. She is very concerned. Clear cutting is not an issue for the At Eagle Pond organization. The cut has actually restored the historic view that Donald Hall's grandparents knew and Don knew as a child. Their concern is with the Hall/Kenyon legacy and the significance of the farm. Family sold the farm, and a group bought the farm, created a non-profit to honor Hall/Kenyon and to encourage poetry to continue there. People come to pay homage, to be inspired. The organization is heartened by how many young

people come. Concern about this property goes beyond the Board of the At Eagle Pond and the locals. It is a historic site and speaks to how people lived then.

The farm is in the process of being listed as a Historic Landmark and possibly on the National Register.

At Eagle Pond non-profit doesn't have the money to purchase it. Anything the ACC can do – we will have her and Laurie's full support.

Before we can do anything, ie find a conservation buyer, the land needs to be assessed. Nate knows this.

Could have a wayside conservation area/trails, it is the only place coming from Danbury to Andover to pull off and enjoy the view.

There is a tremendous amount of property held in conservation here – held by the Forestry Department. Many acres over 2 – 3 towns may encompass as many as 6000 acres. If this can be conserved, it will be part of something much larger.

Known as a wildlife corridor.

Kathy K – if they develop: land becomes a desert, there will be light pollution, noise pollution. Willing to contribute to fundraising for purchasing the property. Willing to work with others to work on this.

Scott Brody, owner of the camp may also be able to participate.

Andrew M lives across from one of the parcels – 3 acres are wetland, lots of water goes under the rail trail into that wetland. Building houses there would add more water. He feels that there is actually very little land for building. Been there since 2015. Considerable flooding there now.

Mary Howe concerned about sludges from septic system, pesticides etc...there would be no going back if land developed. Major reinforcing would need to be done. Soil that brought in to do this, often contains sludge, invasives etc.....

Logging Company has been to the Planning Board for a non-binding consultation.

Might ASLPT be interested in the entire parcel or just the land on the back side? They have a lands committee to decide if this is something that they want to pursue.

Nate is hoping to put the property on the market in the fall.

Different ideas of what and how much to try to put into Conservation – ideally all of it. However, there is pressure to expand housing in Andover.

Earth Day

Miranda Dawalga: Hub – does the ACC (Andover Conservation Commission) want to work with the Hub on Earth Day, and help plan the annual Earth Day event? Want to encourage people to get out and clean up. At the end of the week have an open house at Hub, have eco friendly products, this year there will be a bird house workshop. April 22nd is Earth Day, but the event will be on Sun 14th and the 20th will be the open house. The Hub is trying to get many community organizations (Garden Club, DES, Fish and Game Dept, Rail Trail) involved. ACC would like to be involved. We can have a table at the event.

Water District invited – any easement we can get on the lake is good for the lake and good for the water. Concern is about the water quality. Don't want any new chemicals coming into the lake from new houses or boats. Best approach is to prevent it. Whole new category of chemicals going into septic systems.

Our Bradley Lake warrant article is Article 7 at Town Meeting, the last warrant article. One of the abutters concerned about what the Water District might be able to do on the land to gain access to the lake.

Water District has access to the lake at the dam, they do check the status of the intake, usually launching from the dam.

Sutton is working on watershed – the Water District's next mission/challenge will be to work on watersheds and how they impact our lakes.

Have a grant to do a surface water protection plan for Bradley Lake. Hope to look at buildings and septic systems that are currently there. They will be required by state to have 2 public meeting with concerned parties.

Polly Crockett from Wilmot works for DES – she will be coming to our April meeting.

Sunapee has a warrant article to require people who have waterfront property to pump their septic systems every 3 years and provide proof that they have done so.

Signs at Bradley Lake – can we work together to get signs up? They had to come down post 9/11 – didn't want to advertise drinking water sources. Has Bradley Lake had its watershed formally defined?

February Minutes: motion made by Sooze, seconded by Jesse: all in favor

Correspondence: At Eagle Pond group has been in contact.

Action items update:

Nancy called Lynn Wittman, Head of Keyser Lake Protective Association she referred her to Polly Crockett in Wilmot. Hoping to be able to use their experience, so we can get something similar going, especially for Highland Lake.

Nancy R will talk with Donna Baker Hartwell to see if she might be interested in getting a Lake Host program going. There are opportunities there.

Jesse will call Anne Marie to let her know that a motion must be made to allow her to speak – she'll need to tell us who can speak for her – and we'll approach them.

Jesse may be there and will read his speech, should it be shorter? If he can't make it, Nancy T will read it.

Nancy R will cover the table for Election Day.

Motion to close the meeting made by Lee, seconded by Jesse: all in favor. 8:30