

Andover Conservation Committee
December 13, 2023
Final Minutes

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

Also attending via Zoom: Anne Marie Mahoney.

November minutes: Jesse made a motion to approve the 11.8 minutes, Seconded by Sooze: all in favor. Sooze made a motion to approve the 11.14 minutes, seconded by Nancy T: all in favor.

Bradley Point Lane:

Jesse has printed pages from Town Reports with important discussions and decisions at town meetings relating to the two Town owned properties on Bradley Lake. He has placed these in the ACC file cabinet and will give a copy to Pat Moyer to place in the files for these properties. This will ensure that the town has info about the properties being managed for conservation purposes by the Andover Conservation Commission.

The surveys for the 2 town-owned properties on Bradley Lake are complete. The surveyor, Colin Brown, now needs to file his surveys with the county.

Anne Marie Mahoney is an abutter to the town-owned property on Bradley Point Lane. She is attending this meeting because she has concerns about the future of her property, the Voss property (the abutter on the other side of the town owned property) and the town-owned property. She would like to see the properties and the lake protected from development.

With the recent death of Tom Voss she is concerned what his heirs might do with that property and, given her age, she is also concerned about what her heirs may do. In the past the Vosses and the Mahoneys had talked about buying the town owned parcel and splitting it. The Vosses believed that they had inadvertently built a corner of their garage on the town owned land, but our survey shows that it is not on town owned land.

All three properties have been recently surveyed and there is a small triangle shaped piece of land (.05 acres), that, in the surveys appears to be owned by the Grants and abuts the Mahoney land. She has always understood that the Grants own that parcel in addition to a cabin on the lake and another parcel along the road.

She is interested in purchasing the town-owned parcel, and asked how she should go about that.

We explained that we do not have the authority to sell the property, but the selectboard may, as long as they follow the approved procedures. The land was put under our supervision/oversight for conservation. We would be most comfortable with putting an easement on the land before it is sold.

Anne Marie is interested in the possibility of buying the land with an easement on it, provided that she would be allowed to deal with fallen trees etc. We explained that basic tree maintenance, etc can be written into an easement.

Other concerns about this property:

- It would be helpful to see a survey of the Grant properties.
- The well on the town owned land needs to be covered.
- It would be helpful to have a copy of the deeded access to the road, which does not include the town (Anne Marie will try to provide a copy)

Questions/possible paths forward.

Is a warrant article needed to place an easement on this property? Perhaps not, as oversight for conservation purposes has already been given to the Conservation Commission.

Does it make sense to have Ausbon Sargent Land Preservation Trust (ASLPT) be the Grantee or is it too small a parcel?

Anne Marie was concerned that ASLPT likes to have public access to its easements. We explained that they are interested in “public benefit” and not necessarily public access – there is a clear public benefit in terms of protecting the town water supply and the easement can restrict public access, especially with public access to the lake available not far from this property.

The Mahoneys would like to do this as expeditiously as possible, and prefer not to bring in a third party. We will let her know what the process is going forward.

She will ask her survey company what documents they used in the process of completing the survey (ie deed research).

Nancy T will ask Andy Deegan, Stewardship Manager, if ASLPT has any interest in being the Grantee of this Property.

Jesse will check with Ken Grant to get his understanding of situation.

Nancy T will check with Pat Moyer about the Voss and Grant properties.

McDonough/ Sucker Brook Easement:

Andy Deegan has gone over it with Nancy T, points have been clarified. Land owner's objectives need to be included in the document. We could use the info from last year's Town Meeting. Signatures for Co-Chairs will be added. We don't need surveyor Colin Brown's license number. Next step is for Town Attorney, Matt Serge, and Select Board to approve it. Nancy T will clean it up, and check with Andy. Once Nancy and Andy have finalized it, Lee will get in touch with Matt Serge and send a copy.

Motion made by Jesse to share the document with Town Council and Select Board before taking it to a Select Board meeting for approval, seconded by Nancy T: All in favor.

Town property abutting the Sirard property:

Randy and Denny Sirard were invited to attend today.

Colin Brown surveyed this property for \$1800.

The survey really shows up the problem with encroachment. Randy Sirard has been trying to deal with this for some time and is frustrated by the pace and lack of progress. He has approached neighbors about addressing this issue since people have accidentally built outside lot lines in this area. He has approached the town without results, though he hasn't been dealing with the ACC about the matter until recently. If there are already surveys of the Sirard property we should ask to have copies of the surveys. If not, we should ask them to have their property surveyed to clarify the situation further.

The Town voted at the 1996 and 1997 Town Meetings to have the Conservation Commission manage the two Bradley Lake properties for Conservation purposes under the provisions of RSA 80:80-V. There might be a good way to redraw lot lines and create an easement. A lot line adjustment that maintains the acreage between the Sirard and Town parcels may serve the interests of town, Conservation Commission, and of the Sirards.

Village District: town acquired a fair amount of property in the area for possible future wells for town water supply.

Other business:

Correspondence: we have received maps of the Town owned property adjacent to Randy Sirard. The Town does own property that he is using. The map will be filed with the county and a copy will be given to the town.

We have requested to put the \$2500 back into the Highway budget (for maintenance of the Beaver Deceivers) – we need to attend the budget meeting when that is discussed, we also need to be ready to defend it should there be questions at Town Meeting.

Nancy R will find out who is responsible for the Kiosks at Bradley Lake.

ASLPT outreach meeting will be on January 8th at 3:00pm. Nancy T. will attend.

Lee will get copies of ASLPT Chatter to put in the display at Pizza Chef.

Tina will do report: deadline January 19 – Tina will send us a draft to work on so we can work on it and approve it at our January meeting.

Kat Wells is working on the ACC banner – will be part of next year's budget.

Jason and Monica Akus own the Newman Easement now. We will need to get permission for future monitoring. Lee and Sooze could walk up there and ask their permission for all future monitoring.

Motion made to adjourn at 8:30 by Jesse, seconded by Sooze: all in favor.