

**NORTHFIELD CONSERVATION COMMISSION**  
**February 15, 2017**

**MINUTES**

Members Present: Kevin Fife, Charlie Page, Sterling Blackey, David Krause and Christina Beadle

The meeting was called to order at 7:03 p.m.

Sterling Blackey moved, seconded by Christina Beadle to approve the minutes of the meeting of January 18, 2017 as read. Motion passed. David Krause abstained.

Proposed Zone #5 – Institutional Zone

Tom Sahrman, representing Spaulding Youth Center, explained that the SYC has submitted a request for consideration to endorse the rezoning of Spaulding's 470 acres from its current conservation zone to create a new limited-use institutional zone. A packet of information was given to each Commission member for reference. Tom discussed in detail Spaulding's plan and the reasons supporting the request. In summary, the plan is to build out 200 acres of SYC land over the next 10 year. The businesses allowed in the Institutional Zone will be established by the Planning Board. These businesses could include an adult autism facility, assisted living facility, continuing care retirement community, hospital and hospital affiliated services, skilled nursing facility, inpatient & outpatient rehab facility and a senior health and day care center. The buildings will be owned by SYC and land leased to the individual businesses. Tom explained that there plan includes a 170 acre forest land buffer that will be between the school campus and the new building use area. This buffer area will be left as-is with the current trail systems that run through in place for public use. Also, there will be a substantial setback off the river side to continue for ongoing recreational use of that area as well.

Tom explained that the DOT is in the process of conducting a mini traffic study to determine if the road's current infrastructure is adequate. Also, Spaulding conducting a more detailed traffic study which will include Route #3 and Bay Hill Road. The mini study results should be available by late spring and the detailed study results should be available late summer or early fall.

Knowles Pond

Christina was told by the Loon Preservation Committee that their main contact is a resident in Northfield named Mark; Christina is going to confirm that we have Mark's correct last name and she is going to contact him.

Kevin is going to meet with Dylan Mcguffin at Knowles Pond tomorrow; Dylan will provide a quote for the removal of the large pine tree. There's a possibility that Dylan may donate the work. Lindsey will check with Glenn to see if the Town will be able to clean up the area once the tree has been removed.

Charlie has not had a chance to look further into the dock sway bars; at this point he will hold off until spring as the pond is frozen.

Before the pond froze a resident's dock let loose and floated towards the Town's dock, it is now frozen in place. Lindsey will let Glenn know that this has happened and will report back to the Commission.

#### Sotir – Duck Box

Kevin reported that Merganser ducks have hatched inside the duck box. He cleaned out the box and laid fresh shavings; he was happy to report that the beavers did not bother the area too badly, there is still plenty of water.

#### Cross Mill

Brush cutting will start when the snow melts. Kevin will work with Glenn to ensure that the Shore Land Permit by Notification permit is submitted to the State prior to any excavation.

#### Other

Kevin spoke with Beth from Five Rivers regarding the 80 acres of Corliss property. Beth stated that currently Five Rivers is under staffed and overwhelmed with the amount of work they are currently handling, therefore, they are unable to take on this project at this time. Beth explained that the land survey would be the largest expense and could cost \$18,000, as well as title work which will cost \$3,000 - \$3,500; the entire project will cost approximately \$40,000. Appraisals are not necessary for conservation easements. Kevin touched upon a couple different funding options; the Conservation Commission could fund the project and hold the conservation easement or a warrant article could be presented for Town vote for the Town to incur the cost. This discussion will be continued.

Kevin reported that it was determined that fat tire bikes are covered by the states liability insurance on all snowmobile trails. Sterling questioned whether or not this is true for trails the run through individually owned properties; Kevin stated that a property owner can put up a sign stating that certain recreational activities are not allowed.

Discussion ensued among the Commission regarding the proposed Institutional Zone; the Commission agreed that they will stay involved with this project going forward to ensure the preservation of the Town's conservation land.

There being no other business the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

*Minutes approved 3-22-2017*