

## BOW OPEN SPACES

Final minutes, Baker Public Library  
September 6, 2022

BOARD ATTENDEES: Harry Hadaway, Bob Dawkins, Eric Thum, Martin Murray, Marc Ferland, Frank Boucher, Bob Lux; Absent: Ken Demain; Member: Tom O'Donovan

SECRETARY'S REPORT: The May minutes were approved with minor changes.

TREASURER'S REPORT: The report was accepted and approved. Frank notes we still have 24 thousand in checking as well as two CDs totaling about 32 thousand that provide little return. Income was \$7371 in donations and membership dues with \$1900 in expenses for a net income of about \$5400. There wasn't much activity over the summer in the way of expenses. We are in good shape but need alternatives for the dismal return of the CDs. Buying treasury securities thru Schwab or Fidelity would be more profitable. Bob made a motion authorizing the treasurer and president to pursue opening an investment account. The motion was passed. Investing as much as \$50,000 in treasuries — 32k from CDs and 18k from checking (with no big expenses forecast) was also made as a second motion and passed.

### MEMBERSHIP REPORT:

Bob points out that last year was another good one for BOS.

Membership — 88 paid: 44 regular, 12 supporting, 28 contributing, 4 Summit Society (@\$250 ea) for total dues of \$5120. Ninety-five members down to 88 this year for the total membership

Contributions: this year \$2185, last year \$705 which is \$1480 more. The big two ones were Bob Chadwick's \$750 plus \$250 membership and NH Charitable Foundation of \$1000, a total of \$8175 income.

In calendar year 2021: 9 didn't renew in first quarter, in the second quarter, 8 didn't renew. In the fiscal year to date 2022, there are two new members. There are \$100 in dues and contributions so far this year. Membership renewals for the first half of the year will be sent out later this month.

Bob reports a client who owns property at 11 Ferry Road in Bow on the Merrimack has contacted BOS: 1000' frontage, 10.3 acres (maybe 4ac usable), bisected by a power line, bordering the Merrimack River, and across from White Sands Conservation area. The owner is a former logger who once used the property to dry cord wood in the past. He is looking for \$100k, wants a conservation easement but is still interested in market value/price for the land. It is not clear if he is willing to discount the sale price which is essential. Bob says he needs to cut the value in at least half or more to be realistic. BOS could be a steward of the property. Also we could apply for grants and get the Conservation Committee to help fund the acquisition. This needs further exploring. It is premature right now. The owner would need an appraisal of the property - it does not appear to be worth \$100K. Eric, Bob and Tom will look at it soon.

STEWARDSHIP REPORT: Eric got an estimate for the survey of the Pat Richardson easement for \$5,000 to flag the lines with 4' tall stakes for corners, monuments would be \$150-250 extra. The Conservation Commission offered to pay \$3,000. A comprehensive survey should have been done originally. Bow CC should be paying the full fee. The town of Bow should have made sure the survey was properly done initially. It is not the responsibility of BOS to pay for this easement boundary survey. It is the town's, the CC's, or the proper owner's responsibility. There is an upcoming development next door that did a survey along one of the lines. The surveyor will have to do his own, complete, proper survey at his price which

Harry and Bob find reasonable. Bow CC (Sandy) was not represented at our meeting tonight. Eric will go back to the Bow CC for reconsideration. Surveying in entirety, paying in full and setting monuments at the corners by the CC is appropriate. Eric (with Harry) will go back to the CC requesting the full amount.

Regarding the bike ramp, the youngsters have been back to rebuild their unapproved bike ramp that had been dismantled by the DES. Eric says there are now two ramps, one dirt and one made of plywood. There is a dirt shelf and earlier straw and sticks have been removed.

The Marcotte-Jenkins (actually within hearing range in most circumstances) have been noticing this increased activity and have contacted Bow police and well as BOS. No names or photos of the emboldened perpetrators have been obtained. The town manager and the PD are the ones to manage to situation. Eric set up a trail camera. Whether there would need be another permit to redo this damage is unclear. Bow CC was not at the meeting.

The biggest realization is that the town forest land off the end of Hope Lane is not in easement. Bob says the town wanted some parcels (two about 25 ac each) outside the easement for potential future land needs. This was in the late 90s. Bob was on the planning board then. Not being in easement this town forest that contains the ramp is managed by the Conservation Commission. Basically, town-owned land not designated as "town forest" is selectman managed. If it is town forest, then it is managed by the CC (voted as TF at the town mtg), then CC can manage separately from the selectmen. If there is an easement, then BOS or another easement holder is involved.

The Nottingcook kiosk needs a new map. The current one is faded. Bob said to contact Berube for the jpg file used for the existing map.

Tom brought up an unauthorized (rogue) mountain bike trail between Eagle and the bog that Rookery and Hemlock trails lead to. It is off the esker in the Hammond easement area. Harry wonders if some of the land is even private. Bob brings up the existence of more bike trails off the trail at the end of Hope Lane, most likely on non-easement land. Harry has seen blue streamers in the clearing before the sign post for the Eagle Trail. Maybe it indicates plans to make a new trail toward the esker trail.

**PUBLIC RELATIONS REPORT:** Martin says we promoted tonight's talk on the emerald ash borer on the web which brought some extra people. He needs help putting new photos on the BOS web page from the web expert. He wants to do another holiday card again this year for the 88 members.

He and Bob also considered the idea of an annual report, an outreach to members: content, words, photos, design, print on quality paper, 4 panels, oversized and distribute it. It could be a substantial project. Various BOD members write their own section but Martin is concerned about uniformity of writing, i.e., one author, one style. Members need something of value for their membership in addition to well-maintained trails. This would be published and distributed by the end of the calendar year, i.e., December. It would be mailed and also could be distributed as a pdf on the website. Martin will explore with a graphics person. Ann D'Ambruso might be a candidate if she is willing. Bob suggests contacting Five Rivers who does an annual report.

He also asks if we got new maps with new dues included (as opposed to outdated) which is essential. The trail map brochures are done by Speedy printing in Concord. Updated forms are essential. Marc will check with Ann on this.

**TRAILS REPORT:** Marc submitted a list of upcoming trail projects. Troop 75 is looking to do some trail work and could help with easy to medium work. Robinson's Crest trail could use a

stone bridge but with adult level effort. He will send possible work items to the scout master. By November, Mark will be able to be involved in trail work. He has several adult volunteers as well to help the scouts. Bridges need chicken wire to reduce slipperiness when wet. Clearing the trail to the cellar hole was mentioned. It is extremely overgrown.

There is a need for a new Rookery Trail sign. From Rookery to the Eagle trail, there is the esker trail and encountering that trail junction will create confusion in finding the Eagle Trail. This should clarify the situation. Jim Jensen will take care of this. Removing fallen trees on Robinson's Crest and in Nottingcook also needs doing. Also signing the Warner Trail was mentioned. Finally, there is brush growing over the Woodhill-Hooksett kiosk that needs removing.

WRAP UP: Tom O'Donovan, a retired Army corps of engineer as well as state water division director, then made a presentation on protecting Bow land. He is tracking property purchases, pointing out that about 500 acres have been sold, representing loss of easement potential.

First and foremost, is the 130-acre lot at the end of Smokey-Ogden-Nesbitt which appears a sale will be completed with a contingency including Planning Board approval of the subdivision. Other properties that have sold included a lot at the end of the maintained section on Woodhill-Hooksett, a lot off Quimby for some 11 houses, a 25-acre lot on S. Bow Road (mostly wetland), and another 67 acres by the cell tower site. According to Tom, property values have risen so high that people are willing to pay for environmental impact and whatever it takes to develop these lots.

The 130-ac lot (this borders the Boulder Trail) was not approved for development the first time. This is the second effort trying to sell this land for development. It was brought before the planning board and resistance was such that the idea was dropped. There was a recreational donor requirement of 10% open space in Bob's era on the planning board. If this land becomes available again, Tom proposed establishing a capital improvement investment fund etc. to be prepared to purchase it. Who would own this? This would have to go through town meeting. Would this fall on BOS? The five heirs have not shown interest in putting this in conservation at this time and before. It would require a major funding. Land remaining in Bow for environmental protection is dropping. That is the key point.

Tom is the chair for Bow Drinking Water Protection Committee. In this context, the White Rock Hill water supply was brought up - there is a proposal for a new private well in the Page Road town forest for Village Shore Estates (running out of water) which would require a 12' wide road for access to the well with a mitigation proposal.

The meeting was adjourned at 9:10pm. Next month's meeting is on Tuesday, October 4th.

Respectfully submitted,

Bob Lux

Secretary  
Bow Open Spaces