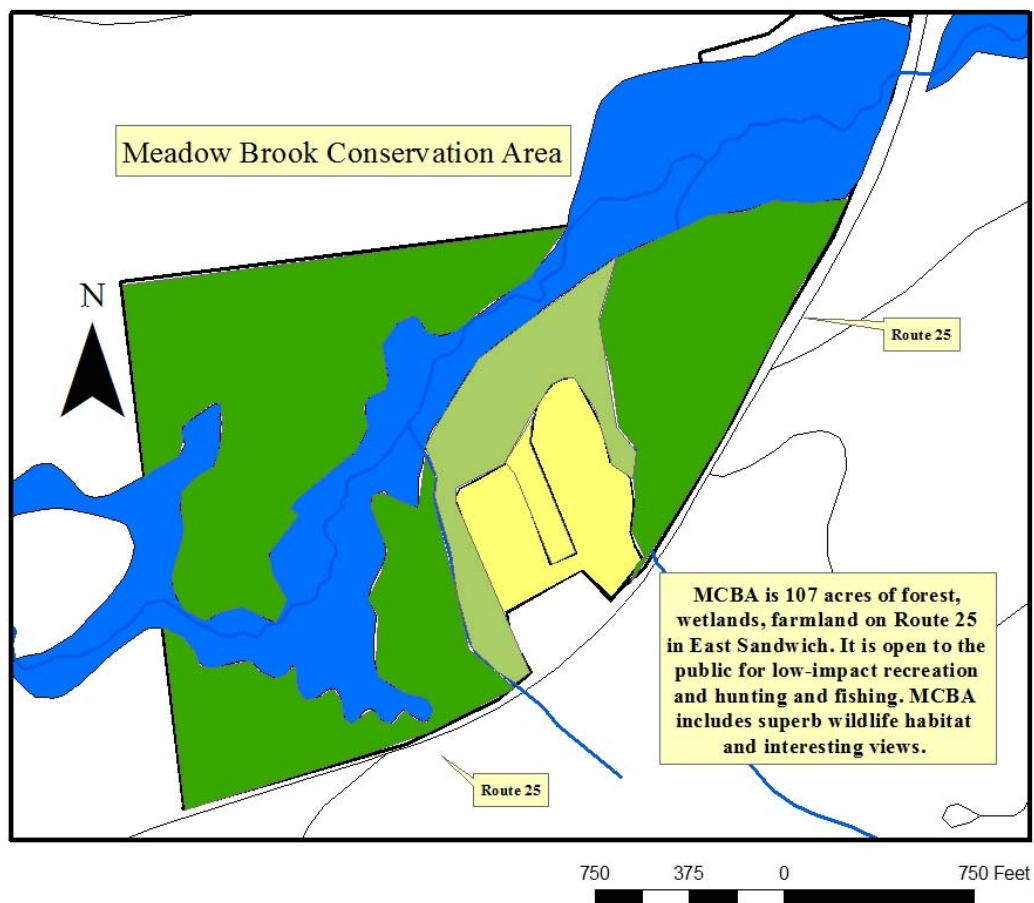


**A Potential Management Plan
For the
Meadow Brook Conservation Area,
Town of Sandwich**



**Meadow Brook Ad Hoc Committee
Sandwich, New Hampshire
November 2017**



Contents of Management Plan

Summary of Meadow Brook Conservation Area	3
Description of Meadow Brook Conservation Area	4
Mission of the Ad Hoc Committee	5
The Deed: Restrictions and Rights	5
General Guidelines	6
Summary of Five-Year Plan's Major Goals and Projects	6
Forest Management	7
Wetlands Management	11
Agricultural Management	17
Recreation and Education Management	23
Monitoring Invasive Plants	25
Governance	27
Appendices	28

Summary of Meadow Brook Conservation Area

The Meadow Brook Conservation Area (MBCA) was established by the Board of Selectmen, Town of Sandwich, on March 28, 2016. The MBCA is a 107-acre parcel of land conveyed to the Town of Sandwich by Club Motorsports Inc. (CMI) as part of CMI's wetlands mitigation plan for development of Valley Motorsports Park Project, the race track, in Tamworth. The property (Map R1, Lot 35) is located on the northwest side of Route 25, east of Little's Pond Road and south of Vittum Hill Road.

The Board of Selectmen requested feedback from the Conservation Commission, the Forestry Committee, the Agriculture Commission and Town citizens to plan best use and management of the property. Discussions by these committees and citizens speaking in Selectmen's meetings brought out various and sometimes differing perspectives on future use and management of the MBCA. The Ad Hoc Committee brought together representatives of all interested parties and was authorized to develop a consensus of views for management of this property.

Members of the Ad Hoc Committee included:

Michael Yeager, public at large

Fred Lavigne, representative, Conservation Commission

Peter Pohl, representative, Forestry Committee

Martha Carlson, representative, Agriculture Commission

Jennifer Martel, citizen

Susan Bryan-Kimball, citizen

Erica Banderob, citizen

Chris Boldt, representative, Board of Selectmen

With editorial assistance from Jennifer L. Wright

Description:

Meadow Brook Conservation Area

The MBCA comprises 107 acres of wetlands, forest, and farmland. The property is a prime example of Sandwich land which has changed dramatically with the passage of time. Within the memories of Ad Hoc Committee members, the MBCA was once completely open farmland. Stately elms marked fence lines which stretched from the farmhouse on Route 25 north to the south side of Vittum Hill. Cows grazed in a small brook that one could step across. Hay was harvested in fields that stretched all along Route 25 and northwest into what is now marsh and forest. Cows wandered to the western edges of the property.

In pre-colonial days, the property was probably a large wetlands area teeming with beaver and other furbearers, birds and amphibians. Some evidence of Native American camping or settlement has been found on the south-facing slope of Vittum Hill overlooking the wetlands. Furbearers were quickly hunted out for food and pelts. As white settlers arrived, forests were clear-cut. Beavers were extirpated by trappers by 1800; they were not protected until the first State conservation laws were enacted in the 1890s. Meadow Brook was a dry field. The brook followed a narrow path. The fields were used for pasture and crops. Elms dotted the fields.

It took 75 to 100 years for populations of beaver, otter, mink and other animals to return. Beaver returned in the late 1900s, damming the stream and returning the low lying meadows into wetlands. Fields reverted to forest. Wetlands expanded.

Today, we find only 9 acres of remaining farm fields at the MBCA, fallow grass and hayfields. The forest is a mix of soft and hardwoods, white pines, hemlock. The wetlands range from wide beaver ponds, with lodges, to grassy swaths of marsh, to tussocky low lying meadows, sometimes flooded, sometimes dry, and surrounding swampy forests of red maple.

The MBCA offers the citizens of Sandwich many interesting questions. Should we look back to historic memory, managing to restore the 1950s landscape? Or does the new landscape offer its own riches in wildlife, scenery and educational/recreational opportunities?

The members of the Meadow Brook Ad Hoc Committee have debated many of these issues, sharing different perspectives, working hard to find common ground. We are proud to present this initial proposal for a five-year proposed management plan to the citizens of Sandwich. We welcome your ideas and suggestions.

Mission of the Ad Hoc Committee, Adopted August 10, 2016

The Meadow Brook Ad Hoc Committee will coordinate development of an agricultural, forestry, wildlife, and wetlands management plan consistent with the conservation restrictions and covenants of the deed for R1, Lot 35. The plan will also address access for recreation, education and other approved uses.

The Deed: Restrictions and Rights

The deed to this parcel from Motorsports Holdings, LLC to the Town of Sandwich was recorded 26 July 2013 in the Carroll County Registry of Deeds at Book 3094, Page 343. The deed contains conservation restrictions and covenants which are requirements and not eligible to be changed by the Town (Appendix A.1). Certain uses are limited but the pursuit of agriculture or forestry is specifically allowed.

The management plan for the MBCA pays special attention to the Conservation Restrictions and Covenants contained in the deed. The restrictions serve the purposes of conserving and protecting the natural qualities of the parcel, preventing future commercial or residential development, and maintaining water quality and natural habitat. All of these goals are consistent with New Hampshire RSA 79-A regarding Current Use.

It is important to read the deed when considering any uses of the property. For example, Restriction D states that there may be no disturbances of the soil *unless* they are commonly necessary in the accomplishment of agricultural or forestry uses (among others). Restriction H states that there shall be no industrial or commercial activities *except* agriculture and forestry, including timber harvesting.

Other restrictions regarding signage, structures, driveways made of impervious surfaces, and removal of top soil are among those detailed in the deed.

It is important to read the deed carefully and logically when determining if proposed uses of the property are consistent with the restrictions and conservation goals.

General Guidelines

While the property is open to public use, certain general guidelines on uses are described below. Other suggested uses may be brought to the attention of the committee or the Selectmen for evaluation. Current permitted uses include the following:

Forest management

Protection of wetlands

Agricultural use on restored fields

Management of interface areas, between forests and wetlands, fields and forest, fields and wetlands

Low impact outdoor recreation, including hunting and fishing

Educational programs

Volunteers will be welcomed to help in the Town's management of the MBCA. The more citizens who know Meadow Brook, the better the property will be fully enjoyed.

Any uses not specifically mentioned as allowed will require permission of the Selectmen and will be addressed on a case-by-case basis. New Hampshire Best Management practices will be followed in all activities.

Summary of Five-Year Plan's Major Potential Goals and Projects:

1. Return limited farm fields to productive use.
2. Manage the forest to improve the timber crop and wildlife habitat.
3. Provide good stewardship of the wetlands and water quality.
4. Enhance wildlife habitat.
5. Support educational programs for the public.
6. Provide year-round parking for public access.
7. Monitor invasive plants.
8. Protect natural resources and environmental diversity on the MBCA.

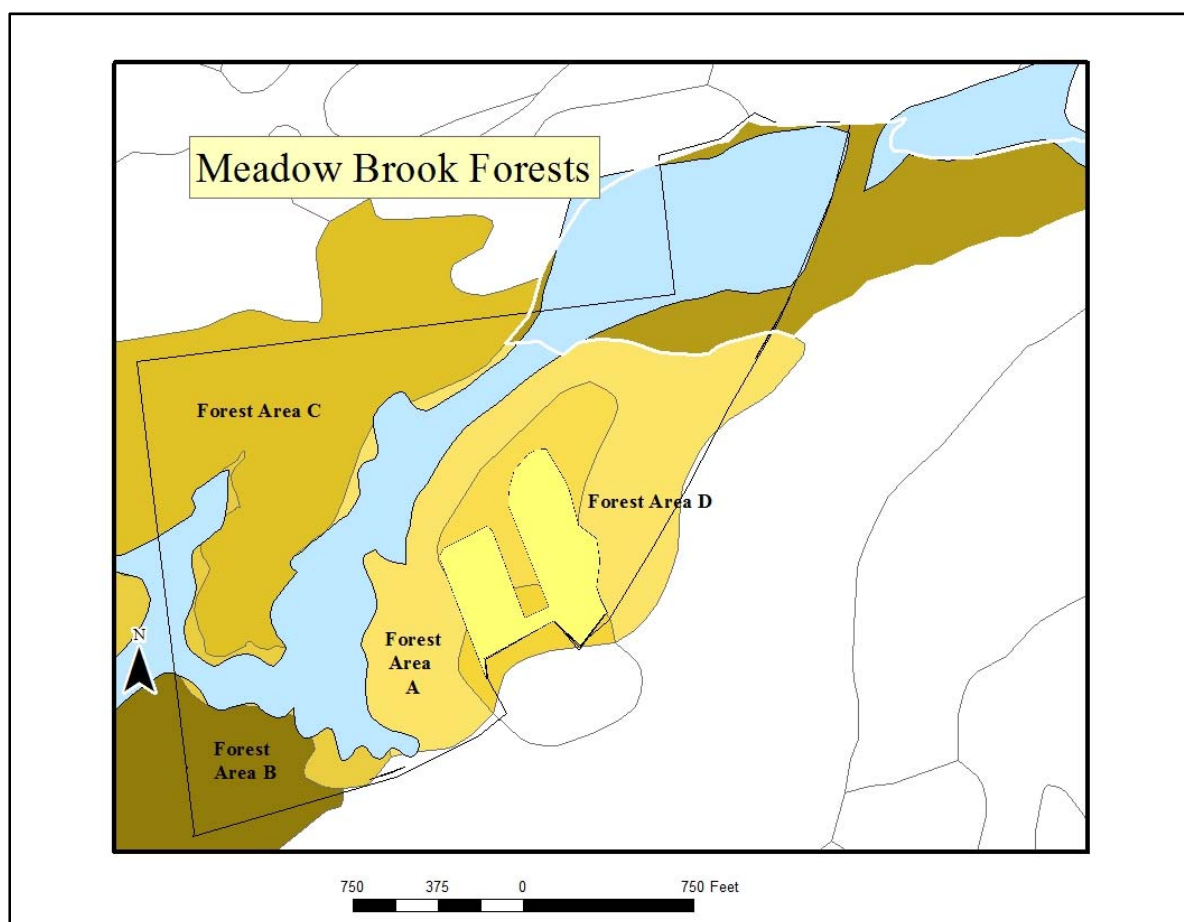
Forest Management of Meadow Brook

1. Potential Forest Management Goals

- a. Manage timber to release valuable crop trees and improve timber quality
- b. Manage forests to improve wildlife habitat
- c. Identify and protect valuable aspects and resources, such as rare species
- d. Educate public on value of forests
- e. Use logging road for public use and recreation
- f. Follow NH Best Management Practices

2. Preparatory Research

Members of the Meadow Brook Committee visited the forest lands on several occasions including a field trip with UNH Cooperative Extension Forester Wendy Scribner. Peter Pohl, member representing the Sandwich Forestry Committee and former Carroll County UNH Cooperative Extension Forester, did a preliminary cruise of the forest (Appendix 2).



3. Individual Forest Stand Description and Initial Recommendations

Forest Area A: Small hardwoods, mostly red maples, 3-4 inches up to 10 inches in diameter at breast height (dbh). This area in the southwest corner of the property could be thinned out with a small harvest of firewood. Thinning would release a few crop trees. Area A may be suitable for low-impact forestry techniques and for forestry workshops.

Forest Area B: Trees here are predominantly white pine, young saw timber of 8 to 10 inches in dbh. These trees could become a good crop of white pine if released with thinning. Portions of this area are hummocky with some wetlands areas. Winter logging would be required. This area extends into the shrub wetlands. One portion of Area B has bittersweet which needs management (See Monitoring Invasive Species, page 25).

Forest Area C: This area is the most valuable forest on the property. It is predominantly hemlock on the northern edge of the wetlands with mixed hardwoods including red maple, birch, oak, beech near the northern boundary line of the property. Thinning would enhance the growth potential of high quality crop trees and promote the wildlife habitat values. Timbering here might generate a little revenue for the town. Access from Vittum Hill would be required. A joint logging road and timbering might benefit the abutter if cost sharing is included.

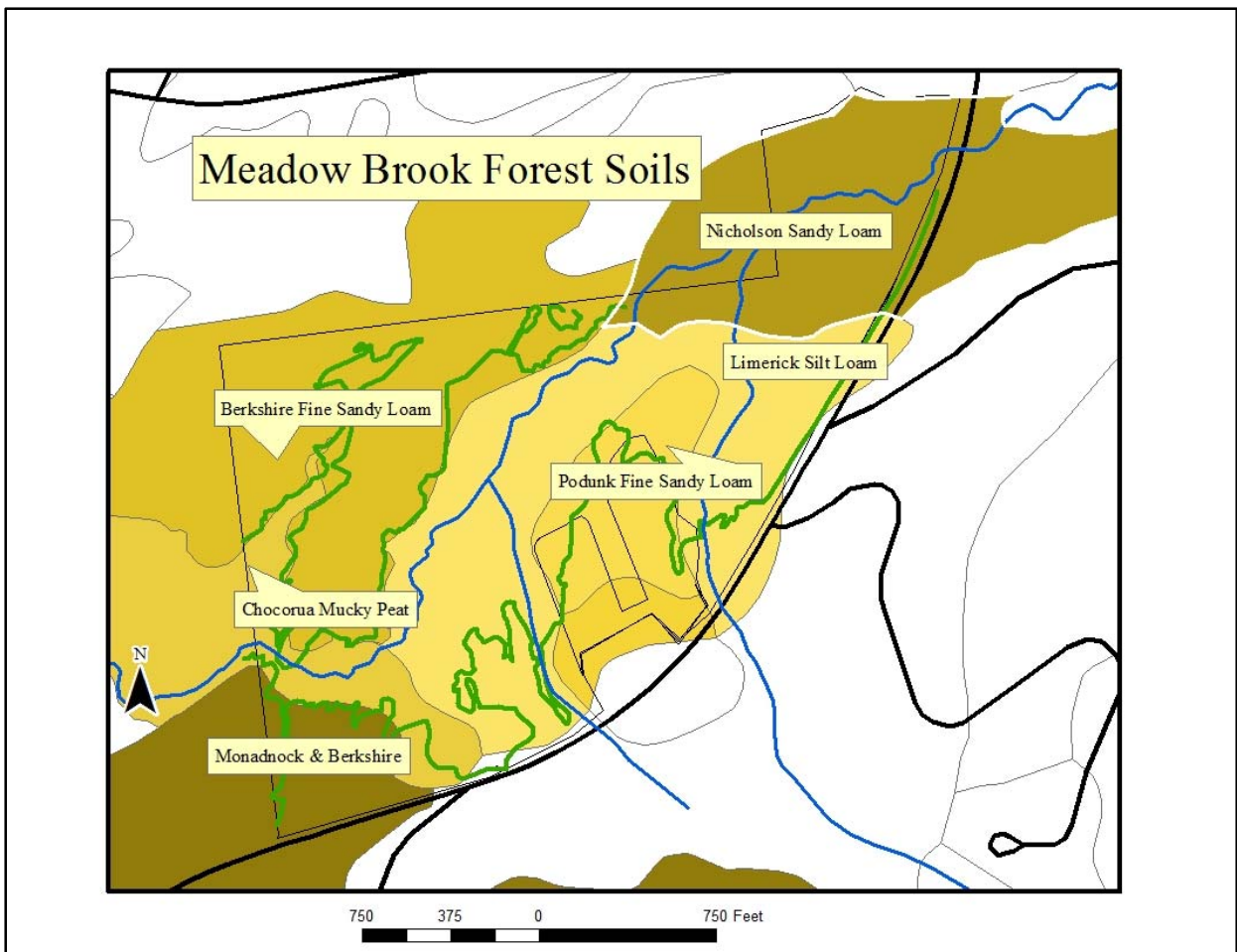
Forest Area D: This section of forest, mostly red maple, has grown up in what formerly was pasture along the edge of Route 25. The northern portion is quite wet. U.S. Fish & Wildlife biologist Ted Kendziora said this area might be nesting habitat for turtles, including the Blanding's turtle, an endangered species. Both Mr. Kendziora and County Forester Wendy Scribner have said that, to attract these turtles, this area could be clear-cut or logged when the ground is frozen. Near the brook on the east side of the farm fields, bittersweet is a dense mat and is strangling trees and clogging the brook (See Monitoring Invasive Species, page 25).

4. Forest Soils

The Natural Resource Conservation Service, U.S. Department of Agriculture, Soils Map, for Carroll County, NH, identifies four soil types in the forest:

- a. Chocorua mucky peat lies in the wetlands that run through the Forest Area A from Route 25 to Meadow Brook and northwest to the small pools at the west end of the wetlands. It is very poorly drained. Portions of this soil, now in forest, were once pastured but probably were too mucky for haying even when the beavers were extirpated.

- b. Limerick soils lie under the major portions of Forest Area A and D. This is silt loam, frequently flooded. These soils also lie along the boundaries of Great Brook and the small stream that passes the public parking lot. Limerick soils are classified as farmland of local importance, poorly drained and all hydric.
- c. Chocorua mucky peat lies in the wetlands that run through the Forest Area A from Route 25 to Meadow Brook and northwest to the small pools at the west end of the wetlands. It is very poorly drained. Portions of this soil, now in forest, were once pastured but probably were too mucky for haying even when the beavers were extirpated.
- d. Limerick soils lie under the major portions of Forest Area A and D. This is silt loam, frequently flooded. These soils also lie along the boundaries of Great Brook and the small stream that passes the public parking lot. Limerick soils are classified as farmland of local importance, poorly drained and all hydric.
- e. Berkshire fine sandy loam lies under the hemlock and mixed hardwoods on the northern part of the forest, Forest Area C. This is very stony 8 to 15% slope till.
- f. Monadnock & Berkshire soils lie under Forest B. These soils are very stony and lie on steep slopes 8-15%. They are not hydric and often are excessively drained or dry.



5. Resources and Expertise Needed

The Committee believes that Peter Pohl and Fred Lavigne, members of the Committee, are qualified to do a detailed timber cruise of Meadow Brook's forests. They would provide data regarding precise timber compartment boundaries, detailed descriptions of species, diameter size, volume, pulp content, saw timber content, and current markets. They would then develop timbering plans, advise the Selectmen on any contract for logging, and oversee any logging work.

Additional expertise may be needed to assess the forest resource for wildlife values and the presence of any unique plants, cultural resources, and educational opportunities. Dr. Rick Van de Poll, wildlife biologist and member of the Conservation Commission, has volunteered to help with this type of study or to recommend capable candidates.

6. Proposed

2018: Conduct the timber cruise and prepare logging plan

Initiate preliminary thinning on Areas A and C

Support public forest education program

2019: Find forest resource evaluation expert and any necessary funding if necessary

Plan and conduct logging on Areas B and D

2020: Promote use of forest areas for public education

2021: Assess forest management and refine

2022: Update plan

7. Costs and Resources

Funding resources will be explored for any cost-share logging, logging road improvement, natural resource inventory.

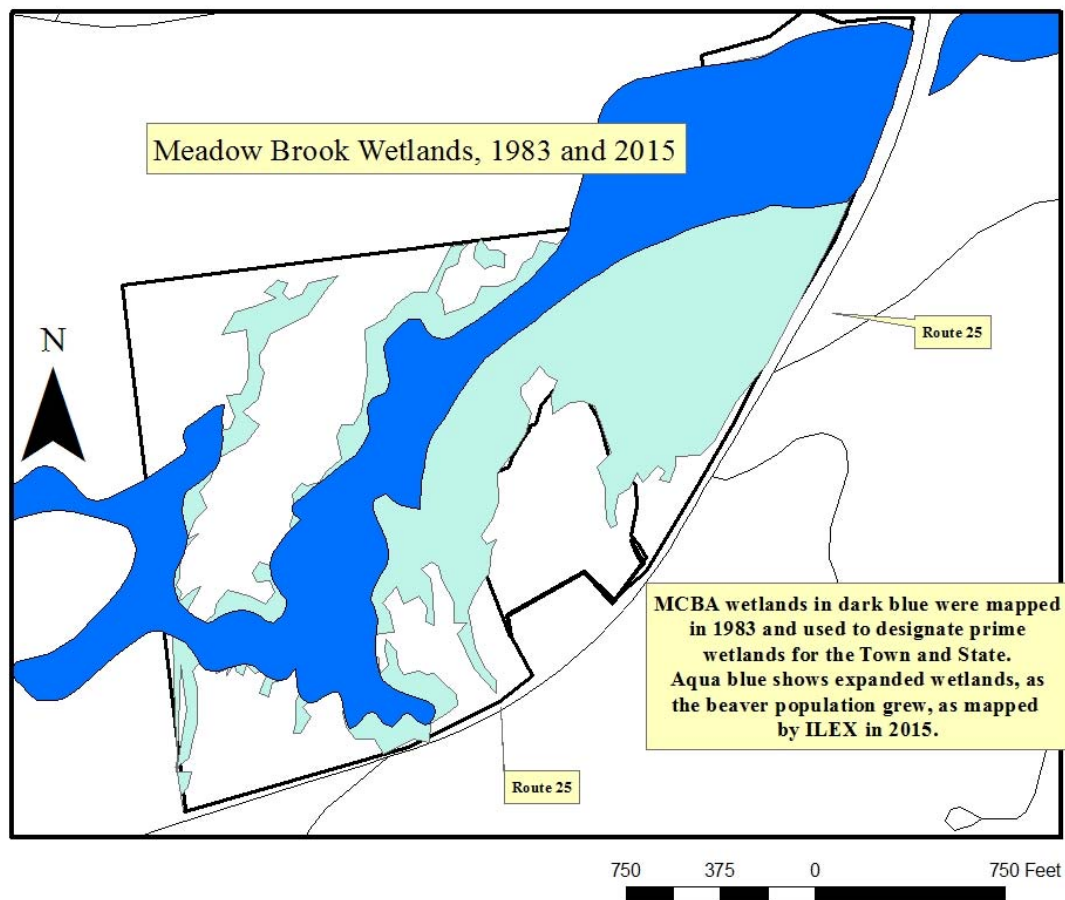
8. Interface with Other Sectors of the Property

Any logging in the forest lands will consider the wetlands and take care to avoid damaging them. Logging will consider assisting wildlife habitat enhancement around the fields.

Wetlands Management Plan

1. Potential Wetlands Management Goals

- a. Protect wetlands
- b. Continue to identify and protect valuable aspects and resources, such as rare species
- c. Manage to enhance wetlands habitat and water quality
- d. Educate public on value of wetlands
- e. Any forestry or agricultural activities on adjacent lands will consider impacts on the wetlands.



2. Preparatory Research

The MBCA's wetlands were mapped, evaluated and designated as prime wetlands by the Town of Sandwich in the 1980s.

Meadow Brook and its environs were assessed as a wetland having one of the highest ranked habitats for wildlife by the New Hampshire Wildlife Action Plan, September 2015.

The boundary lines of the Meadow Brook wetlands were delineated in 2015 by Dan Coons, ILEX Wetlands Consultants, Wolfeboro, NH, a consulting firm hired by the Sandwich Conservation Commission.

Boundary lines in the fields area were marked with cedar posts in late 2015 by members of the Conservation Commission.

In numerous discussions, members of the Conservation Commission, Agricultural Commission and this Committee voiced strong concerns about protecting the wetlands.

The Method for the Comparative Evaluation of Non-tidal Wetlands in New Hampshire was developed by the U.S.D.A Natural Resources and Conservation Service (NRCS), 1991, to help towns evaluate wetlands after they are delineated. The Committee examined this.

The Ad Hoc Committee have considered the work and advice of the following:

- a. Dr. Rick Van de Poll, initial wetlands evaluation for CMI, member Conservation Commission and ongoing advisor.
- b. Dan Coons, ILEX, wetlands consultant
- c. Ted Kendziora, biologist, U.S. Fish and Wildlife, visiting site February 18, 2016
- d. Wendy Scribner, UNH Cooperative Extension specialist, visiting site Sept. 14, 2016.
- e. Olivia Saunders, UNH Cooperative Extension agricultural educator.

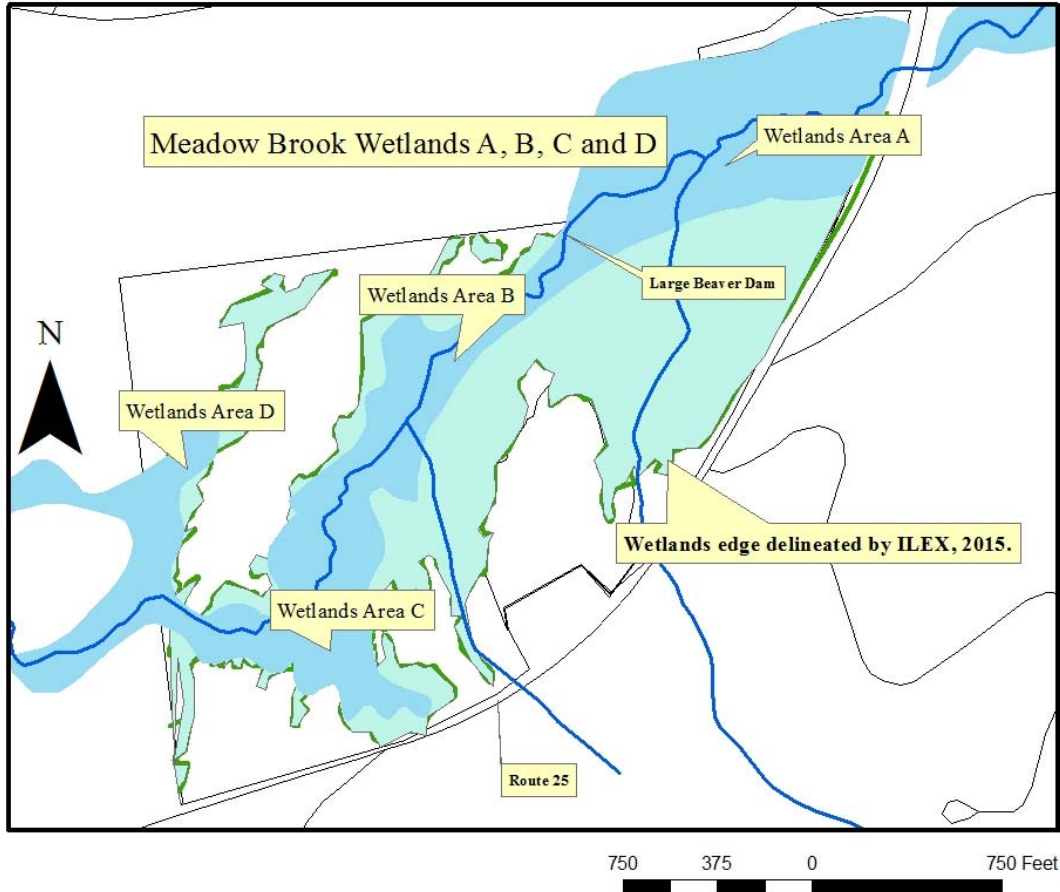
3. Preliminary Work

The boundaries of the wetlands were delineated by ILEX in 2016. Cedar posts, marking this boundary, were placed in shrub areas, forest and field areas by the Conservation Commission.

Considering past assessments of the MBCA's wetlands by the Town's prime wetlands study, by the NH Wildlife Action Plan and by Club Motorsports, no additional assessment of the wetlands is considered in this five-year plan. The Ad Hoc Committee is aware of strong feelings by some citizens and the Conservation Commission that nothing, little or no management, should be done in the wetlands and that no activities in other areas should jeopardize the wetlands.

4. Wetlands Descriptions

Meadow Brook's wetlands are diverse and include many different types of wetlands.



Wetlands Area A: Close to Route 25, the wetland is dense with grassy tussocks of plants that grow in standing water. Water levels here fluctuate depending on rainfall as well as on the condition of the large beaver dam on the east side of Route 25. Wildlife in this area, Wetlands A, often stops passersby on Route 25. This includes otter, beaver, moose, muskrat, great blue heron, Canada geese, and varieties of ducks.

Wetlands Area B: The large center of the wetland is a flooded pond created by a beaver dam that may be as much as 180 feet long. This dam and the lodge in the pool just west of it can be viewed from dry land just north of Field A. The pool of water is rimmed on the south side by a wide buffer zone of tall sedge and grass. On the north side, hardwood forest rises steeply. This portion of the wetland widens out to the west. This large area may be the richest portion of the wetland in the diversity of plants, animals, birds and aquatic creatures that live here. The remoteness and inaccessibility of the wetland protects it from encroachment.

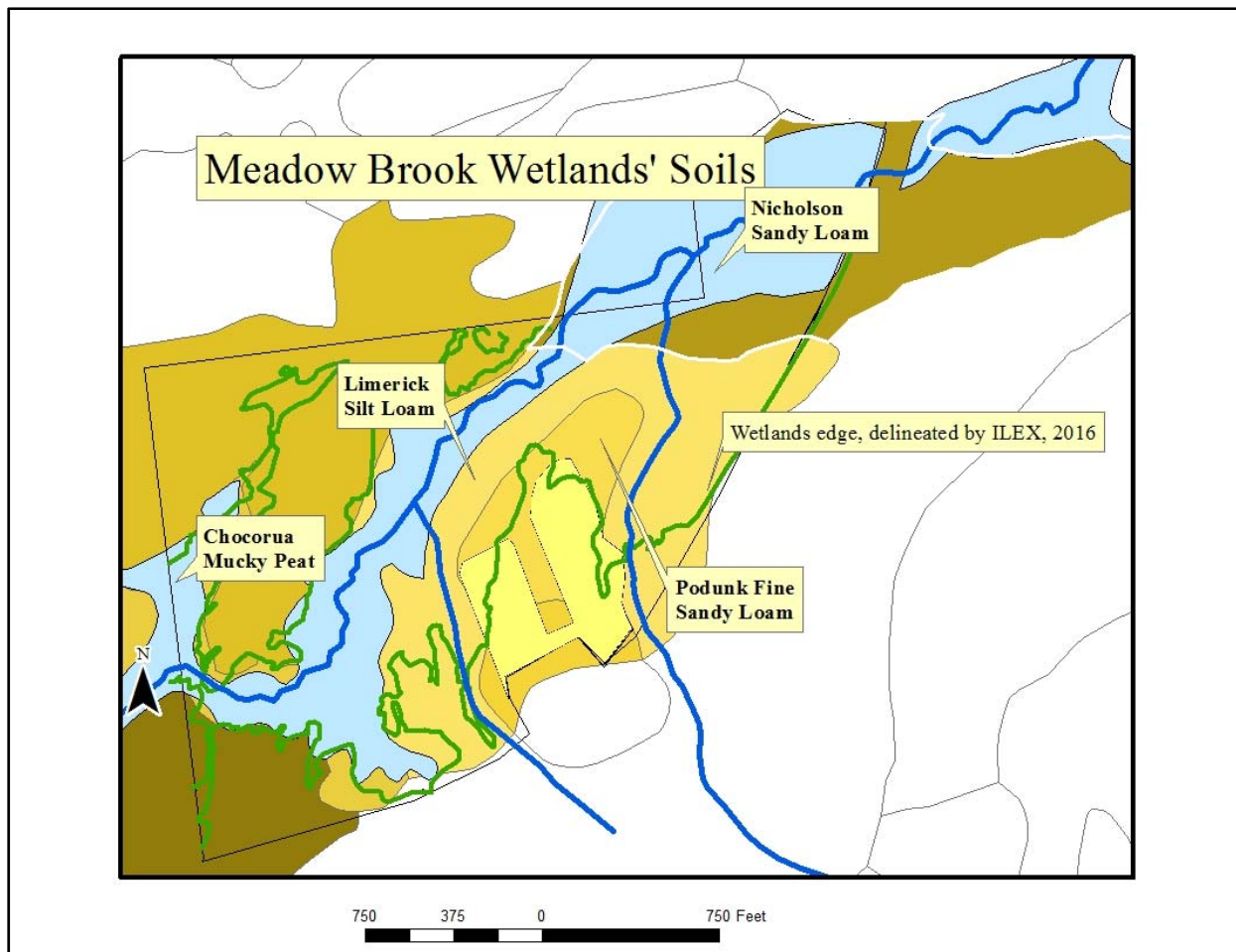
Wetlands Area C: Along the south side of Wetlands Area B, large areas of Meadow Brook are swamp and forested swamp areas with trees growing in standing water. Other areas, particularly between the wetlands and agricultural fields, are brush and shrubs which can be mowed during dry weather. Plants here also grow in standing water. The shrub and forest land provide an important transition area between major flooded wetlands and the open fields and dry forest. Some animals may nest here or find protective cover.

Wetlands Area D: On the western reaches of the property, numerous small vernal pools and one or two deep pools dot the wetlands. These are important habitat for salamanders, frogs and small animals.

5. Soils on the Wetlands

The Natural Resource Conservation Service, U.S. Department of Agriculture, Soils Map, for Carroll County, NH, identifies four soil types in the wetlands:

- a. Nicholson Sandy Loam has a sandy substratum. It lies under the Wetlands Area A and the southwest corner forest lands. This is moderately, well-drained alluvial soil.



- b. Limerick soils lie under the major portion of the Wetlands Area B and C. This is silt loam, frequently flooded. These soils also lie along the boundaries of Great Brook and the small stream that passes the parking lot by Field A4. Limerick soils are classified as farmland of local importance, poorly drained and all hydric.
- c. Podunk lies under sections of wetlands that border Fields A, B and C on the north. It is fine sandy loam, frequently flooded. It is classified as prime farmland if drained or if protected from flooding or not flooded during the growing season. It is not hydric.
- d. Chocorua mucky peat lies in the Wetlands Area D that run through the forest from Route 25 to Meadow Brook and northwest to the small pools at the west end of the wetlands. It is very poorly drained.

6. Interface of MBCA Wetlands with the Adjacent Meadow Brook Wetlands

The Town of Sandwich land, MBCA, comprises the upper reaches of the entire Meadow Brook wetlands. A 5-acre portion of the wetlands in Area A, owned by an abutter, is permanently conserved by the U.S. Department of Agriculture. Meadow Brook's wetlands continue east of Route 25. The brook curves around the Sandwich Meetinghouse and crosses Route 25 again about one mile north. The stream runs north and joins the Bearcamp River, then Atwood Brook, and the Cold River to continue as the Bearcamp to Limerick, Maine, where it joins the Saco on its journey to the sea.

A large beaver dam on the eastern portion of Meadow Brook's wetlands plays a significant role in maintaining water levels on the Town's wetlands in Area A. The dam was penetrated a few years ago with a beaver pipe. Both the east side and west side marshes along Route 25 were drained. State Extension biologists have noted the value of protecting the entire ecosystem. Extensive areas of the Bearcamp River watershed are protected by the Town and by various conservation easements and many landowners also manage their land sustainably.

Prime wetlands status was granted to the western portion of the Meadow Brook wetlands in 1983. Almost all of the designated prime wetlands lie within the MBCA. The boundaries of the wetlands have changed significantly in the last 30 years due to increased beaver populations. The eastern portion of the Meadow Brook wetlands, on the east side of Route 25, was not included in the original prime wetlands study.

7. Proposed Schedule of Potential Actions, 2018 to 2022

- 2018: Explore and evaluate possibility of constructing a viewing access platform on the south side of the large wetland pool in Wetlands Area B.
- 2019: Explore possible construction of a foot bridge across the small beaver dam at the west end of Wetlands Area B to protect the dam and facilitate access to the northwest corner of the property. Consider liability issues.
- 2020: Review wetlands management
- 2021: Update wetlands management plan
- 2022: Review plan and continue

Agricultural Lands Management Plan

1. Potential Agricultural Land Management Goals

- a. Maintain open farmland in good condition for use now or in the future for production of food and/or fiber
- b. Protect adjacent wetlands from run-off of chemical fertilizers, herbicides, and pesticides and control erosion
- c. Maintain fields adjacent to shrub lands, forest and wetlands as wildlife habitat.
- d. Welcome the public in designated areas
- e. Keep costs of inputs and management low

2. Key Decisions for Board of Selectmen and the Citizens of Sandwich

Much debate, research and work has gone into considering management options for the 9.7 acres of farmland out of the 107 acres of the MBCA. At this juncture, this committee offers the Town two options for short-term use of the now open fields. We believe these are the two best options for management and that either one has many benefits to the Town. We ask the public and the Board of Selectmen to assist us in selecting one or the other:

- a. Offer the fields for lease to a hay farmer or produce grower through a bid proposal. Interview any candidates, develop a lease and a plan for collaborative productive use of the fields. Such a lease would address this committee's concerns for protection of the soil, wildlife and habitat as well as the farmer's needs for access, equipment, utilities, and other farm needs. Public access would be restricted to a trail to protect the crop area.
- b. Maintain the fields in grasses, forbs and wildflowers primarily for the benefit of pollinators. This would involve mowing the fields once in late summer. This may open the fields to grants from State and Federal sources. Such grants may require some demonstration areas, such as a small pumpkin patch, to educate the public about the importance of pollinators. A grant would restrict use of the fields to this purpose for 5 to 10 years, after which use could be reviewed and changed.

3. Preparatory Research

All of Meadow Brook was once open fields and pasture. More recently, about 9.7 acres remained open, farmed by Uriah Lamprey in the 1970s. By 2013, 5.7 of these acres remained in open grass. Neighbors mowed these acres to keep the land open. Another 4 acres had grown up in white pines, poplar, cherry, birch and brush, all too large and dense for the neighbors to mow.

In July 2015, the Conservation Commission received a report and maps from consultant Dan Coons, Ilex Wetlands Consultants, delineating the wetlands on the MBCA. This included wetlands which extend into the old fields. (See Maps of Wetlands, page 15 and 36).

Mark Longley, a member of the Agricultural Commission, invited UNH Cooperative Extension Agent Olivia Saunders to tour the property. Saunders gave several recommendations as to the soils and potential use of the open land (See Appendix 5).

Members of the Conservation Commission discussed possibly letting the fields grow up into forest wilderness, restricting any agricultural use of MBCA to protect wetlands. These discussions included several letters of protest submitted to the Board of Selectmen and a dialogue with Ms. Lori Sommer, NH Department of Environmental Services (Appendix 6).

Members of the Agriculture Committee proposed low-impact sustainable use of the open lands and offered suggestions regarding haying and crop production as well as pollinators.

Use of agricultural lands became a bone of contention between the two committees over areas on the edges of the main fields which were designated as wetlands. Members of the Conservation Commission were concerned when the Town Roads Department mowed some of these areas, following boundaries of the historic fields rather than the new boundaries of identified wetlands. Members of the Agriculture Committee and numerous citizens supported the mowing, stating that many lands classified as wetlands may also be useful and useable in New Hampshire as farmland.

This discussion, perhaps more than any other issue, led the Selectmen to establish the Ad Hoc Committee with representatives from both Conservation and Agricultural Committees and citizens in March 2016.

Since the establishment of the Ad Hoc Committee, meetings have been held monthly in public. Several walks around the fields have been publicly noticed so that all interested members of the public might attend and lend ideas.

The Ad Hoc Committee have considered the work and advice of the following:

Dan Coons, Ilex Wetlands Consultants

Olivia Saunders, UNH Cooperative Extension Agricultural Agent, Carroll County

Wendy Scribner, UNH Cooperative Extension Forestry Agent, Carroll County

Ted Kendziora, U.S. Fish and Wildlife biologist, Concord, NH.

Lori Sommer, Mitigation Coordinator, NH Department of Environmental Services

Soils tests, University of New Hampshire
Suggestions by members of the Forest Committee
Suggestions by members of the Conservation Commission
Suggestions by members of the Agriculture Commission
Suggestions by Town citizens, especially farmers and neighbors.

4. Preliminary Work on the Fields

Mowing
Removal of downed trees and brush that clogged Great Brook.
Mapping and measuring
Soil Tests
Removal of invasive pasture pines on 1.8 acres of former fields.
Planning for and implementing stumping and final brush clearing.
Numerous field trips

5. Field Descriptions and Maps, Management Areas

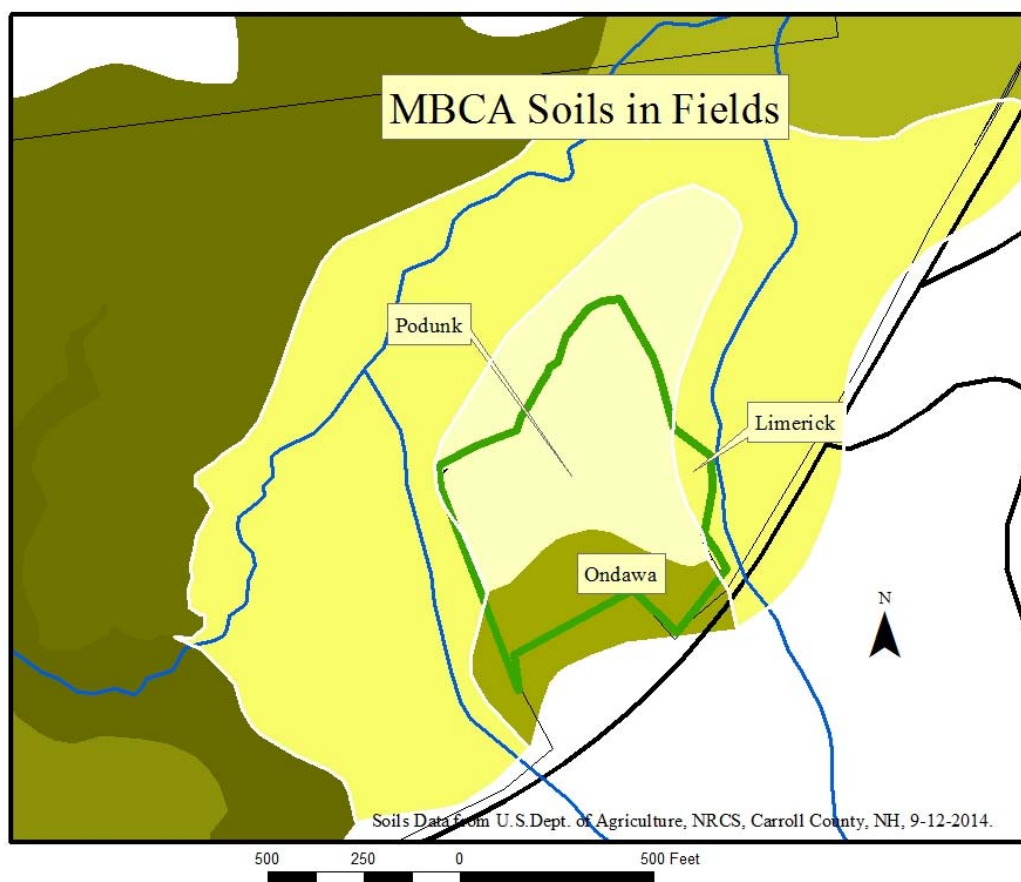
The fields total 9.72 acres of the 107 acre MBCA. A 2014 survey of the property by Hambrook Land Surveying identified 7+/- acres of old fields from aerial photographs. Much of this area had grown in with young pines and shrubs. Only 5.66 acres were open and ready to farm in 2016 when the management plan was initiated. About 1 acre, in three small parcels, was delineated within the Ilex wetlands.

The Committee identified 9 different portions of these fields for discussion. Beginning with Town mowing of the open fields in 2015, the Committee worked to remove trees and brush from non-wetland areas of the 9.72 acres and to prepare the area for agricultural use. (Appendix 7).

Soils: The Natural Resource Conservation Service, U.S. Department of Agriculture, Soils Map, for Carroll County, NH, identifies three soil types in the fields:

- a. Ondawa lies under the southern portions of Fields A, B and C. Ondawa is a very fine sandy loam, occasionally flooded. It is prime farmland, well-drained, not hydric.

- b. Podunk lies under most of the northern sections of Fields A, B and C. It is fine sandy loam, frequently flooded. It is classified as prime farmland if drained or if protected from flooding or not flooded during the growing season. It is not hydric.
- c. Limerick soils lie under portions of Field A4, B1 and B3. This is silt loam, frequently flooded. These soils lie along the boundaries of Great Brook and the small stream that passes the parking lot by Field A4. Limerick soils are classified as farmland of local importance, poorly drained and all hydric.



Soils were tested for commercial corn, forage and pasture use by University of New Hampshire Cooperative Extension in July 2016. Results can be seen in detail in Addendum 7.

The east field (Field A) tests showed the southern half of the field needs potassium and some nitrogen and phosphorus. The northern half is less fertile and needs potassium, phosphorus and some nitrogen. Soil scientist Tom Buob recommended applying 1.5 to 2.0 tons of lime per acre to Field A “so that the pH will be in the proper range for most crops.”

The west field (Field B) tests showed both south half and north half need potassium, phosphorus and some nitrogen. Soil scientist Tom Buob recommended applying 1.5 to 2.0 tons of lime per acre to Field B “so that the pH will be in the proper range for most crops.”

6. Challenges in Agricultural Use

Research and public input indicates that the MBCA fields were valuable farmland capable of producing high quality hay for animals or high quality crops for human consumption. The fields have lain fallow for many years and will need work to restore.

Production of high quality hay would require inputs of lime and perhaps fertilizer. Production of food crops may require inputs of lime as well as other nutrients, which would be applied only under NH Best Practices for Agriculture.

The open land may be of interest in the future. Open land is rare in this section of New Hampshire, according to Wendy Scribner, USDA Extension agent. Perhaps in 10 to 20 years, growing populations and changing dynamics may make the MBCA valuable for food production.

7. Public Access

The Committee has discussed the issue of mowing a trail around the fields, the cost of maintaining such a trail yet its value in guiding visitors away from hay or vegetable crops. The Agricultural Commission suggested that any lease of the fields could require the lease to mow a trail. A trail may be useful in guiding visitors away from the abutting home’s property and portions of the land under agricultural use. And the trail could lead visitors to educational areas such as a pollinator garden or bird watching spot.

8. Interface of Agricultural Lands with Wetlands and Forest

After extensive debate, the Committee believes that the fields, including three small areas now designated as wetlands, should be cultivated and mowed during the growing season (See Appendix A-7). A buffer zone of shrubs and brush should protect Great Brook and the Meadow Brook wetlands from erosion and nutrient run-off. The buffer zone will be mowed every three to four years to remove trees and maintain shrub growth for wildlife.

9. Resources and Expertise Needed

- a. Local farmers
- b. Hay experts
- c. Pollinator experts
- d. NRCS
- e. UNH Cooperative Extensive
- f. Farm Service Agency
- g. Best management practices for the State of New Hampshire

10. Cost and Sources of funding

Funds for the work on the MBCA fields have been raised from the Conservation Fund, the Forestry Fund, and the general Town budget. Additional funding sources, such as the Alfred Quimby Fund, NRCS, NH Fish and Game, and US Fish and Wildlife, should be explored.

11. Proposed Schedule of Potential Actions, 2018-2022

- 2018: At public hearing, obtain public input on options for field management.
 - Lease fields or apply for pollinator grant.
 - Mow or have leasee mow walking trail around perimeter of fields.
 - Hold one or two public walks/talks about fields and farmland
- 2019: Continue education
 - Monitor success of project
- 2020: Support educational programs regarding the fields.
 - Monitor project
- 2021: Continue plan
- 2022: Evaluate lease or pollinator program on any problems or benefits
 - Evaluate farm program, develop improvement plan

Recreation and Education Management Plan

1. Potential Recreation and Education Management Goals

- a. Welcome the public to the MBCA for educational walks with local experts.
- b. Welcome the public to the MBCA for low impact outdoor activities such as walking and bird watching.
- c. Permit hunting and fishing at the MBCA.

2. General Recommendations

Passive recreational uses, those which do not disturb the environment or require extensive development, are seen as the major uses for the public at the MBCA. Examples of such activities are hiking, cross country skiing, snowshoeing, birding or other wildlife viewing, and photography. Canoeing and kayaking would also be considered passive and allowable.

Hunting and fishing will be allowed as long as State licensing rules are met, and as long as permission is also granted by the Selectmen. But it is *not* anticipated that structures for these activities, such as blinds and stands will be permitted. A decision about use of such structures would be made on case-by-case basis by the Selectmen.

Dogs will only be allowed on leash, under the supervision of their owner. Owners must clean up after their pets and remove waste from the site.

Group activities, such as organized hikes, school trips, or bird watching tours, should be coordinated with the Selectmen so as to minimize conflicts or parking problems.

At this time it is not anticipated that camping or campfires will be allowed.

Motor vehicle use is allowed only with permission of the Selectmen and on a single use basis for a purpose that promotes and enhances the recreational uses, for example for carrying trail maintenance equipment, for grooming ski or snowshoe tracks, or for allowing handicapped access where possible. Motorized recreational vehicles such as ATV and snow machines are not allowed.

3. Preparatory Research

The Meadow Brook Ad Hoc Committee has discussed recreational activities at numerous meetings, with members of other Town Committees and with the experts who assisted with site walks on the agricultural fields.

The Meadow Brook Ad Hoc Committee recognizes that there are some members of the Town who believe that little or no public access should be allowed, that no trails should be built and that activities should be limited to supervised walks.

Other members of the Town believe that public property should be opened to the public for any and all uses, including motorized access and hunting.

The Meadow Brook Ad Hoc Committee suggests a middle road, allowing access on trails or for off-trail walking for low impact use, while protecting wetlands, animal habitat, rare plants and agricultural activities from damage.

4. Proposed Schedule for Potential Actions, 2018-2022

2018: Engage townspeople in full discussion of options for recreation and education

Mow a grassy footpath around the edge of the fields

Allow off-trail walking on forested areas but discourage on farm fields and wetlands

2019: Once timbering is completed, plan public access for foot traffic only on logging roads. Explore access from Vittum Hill Road

2020: Review recreational and educational use

2021: Continue plan

2022: Update plan

Monitoring Invasive Plants

1. Potential Invasives Management Goals

- a. Assess extent of invasives and their impact on natural resources at the MBCA
- b. Determine what, if any, control measures would be feasible and effective long-term
- c. Manage invasives where necessary to protect environmental values at MBCA
- d. Leave invasives alone where management is not necessary or when management would be more detrimental to native plants, insects and animals, and water resources

2. What are invasive species?

Invasive species include many plants that are not native to New England. There are many invasives that have been in North America for decades or longer. Most of them are no longer considered foreign to the environment and pose little or no threat to native species. Other species, however, rapidly out-compete native species, replace food for important animals and insects, or strangle and kill native plants are considered harmful pests. Such species include bittersweet, (*Celastrus orbiculatus*), Japanese barberry (*Berberis thunbergii*), glossy buckthorn (*Rhamnus cathartica*), Amur honeysuckle (*Lonicera maackii*), multiflora rose (*Rosa multiflora*), and mile-a-minute weed (*Persicaria perfoliata*).

3. What does control of invasive species involve?

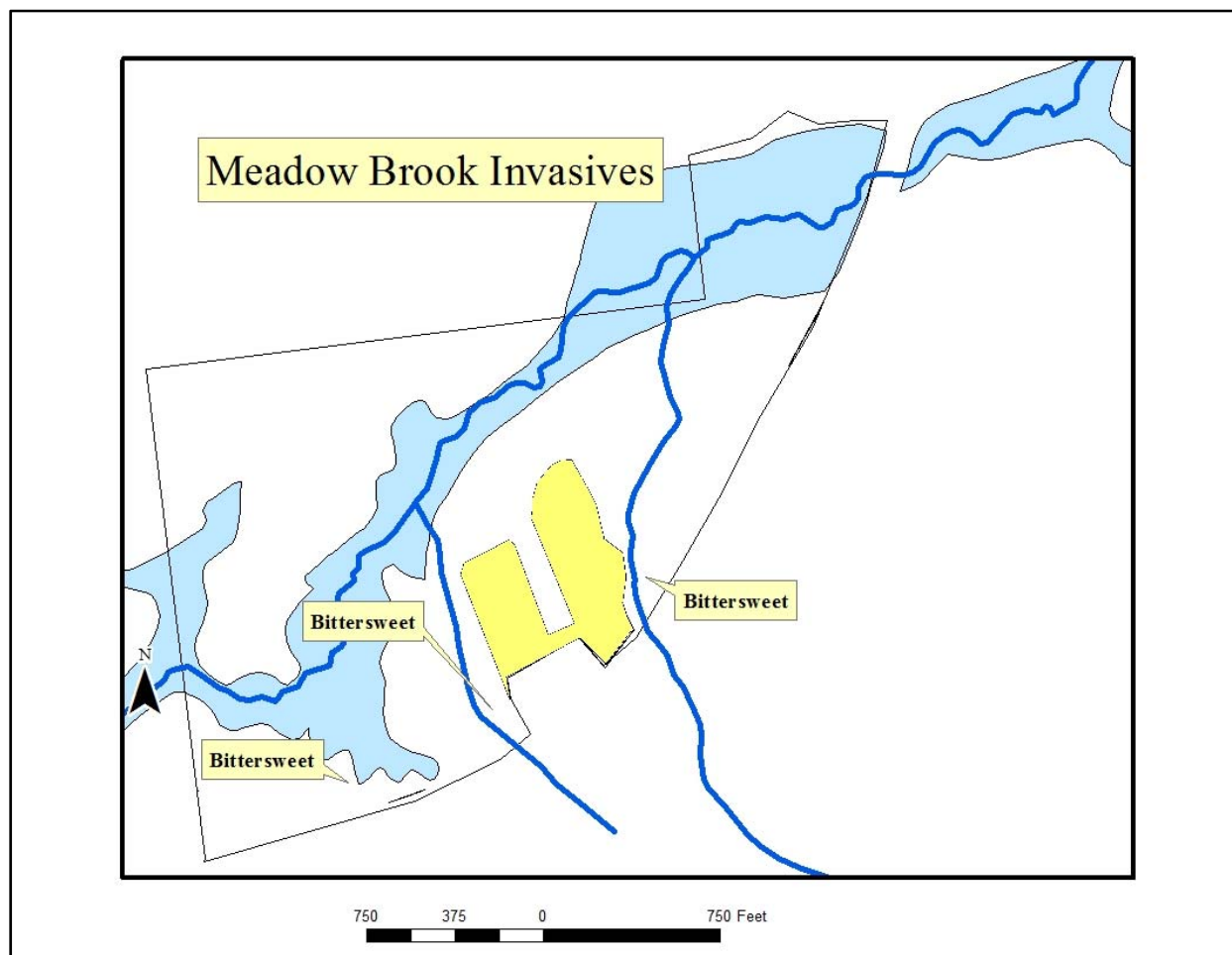
Invasive species may be controlled to protect biodiversity and native species. Vines such as bittersweet or mile-a-minute weed can strangle or smother valuable timber. Buckthorn or multiflora rose can form thickets of plants which dominate a site, forcing out other natives which may be valuable to nesting birds, pollinators, browsing animals or other species.

Control of invasive species begins with prevention and early detection. When populations are advanced, hand removal may be attempted. This has been tried with bittersweet thickets at MBCA. Hand control is difficult and requires intensive labor and a plan for removal of debris. More extreme invasive populations may require control with professional crews and herbicides.

Oftentimes, control projects do not succeed and the invasive plant quickly returns. The Trustees of Reservations, a respected Massachusetts organization which manages many conservation properties, provides guidance for management of invasives. This management plan follows their suggestions, Invasive Plant Management: Guidelines for Managers, 2008, Trustees of Reservations.

4. Invasives at the MBCA

Currently, the invasive most noticeable at the MBCA is bittersweet. The choking vine has created thickets in Forest Area A on a stand of white pines, some problems near the parking lot, and very thick mats in Forest Area D near Route 25 and Great Brook. Other invasives have not been identified or inventoried.



5. Proposed Schedule for Potential Action, 2018-2022

- a. Determine degree of invasion by species
- b. Evaluate the particular habitat and site
- c. Determine if an effective control method exists
- d. Consider non-target impacts
- e. Consider costs, short-term and long-term
- f. Determine the potential success of long-term control measures
- g. Prioritize populations and sites for management and non-management
- h. Educate the public as to invasive management or non-management
- i. Find funding for and hire bittersweet control group

Governance of Meadow Brook

The Meadow Brook Conservation parcel, tax map R1 Lot 35, is owned by the Town of Sandwich. Recommendations for management are currently made by the Meadow Brook Ad Hoc Committee which is comprised of seven (7) members: Forestry Committee member, Conservation Commission member, Agriculture Committee member, SelectBoard representative, and three at-large members of the Public. The Ad Hoc Committee makes recommendation for management to the Selectmen of the Town, who make the final decisions regarding management and uses. The Meadow Brook Ad Hoc Committee meets once a month. All meetings are open to the public. The public is encouraged to attend these meetings to make comments and suggestions about the uses of the property.

Overall management of the Meadow Brook property should be continued by a permanent Meadow Brook Committee established by the Selectmen. This Committee should have one representative each from the Forestry Committee, Conservation Commission, and Agricultural Committee as well as three at-large members and a Selectman.

Additional subcommittees may be established under the Meadow Brook Committee to be directly involved with natural resource inventories, trail building and maintenance, educational programs, etc.

The Meadow Brook Committee should report annually to the Selectmen as to the progress on management of the MBCA. The Five-Year Plan will be reviewed and updated every five years.

The Board of Selectmen have final authority to assure that any Management Plan is implemented and that Meadow Brook is managed responsibly.

Appendices to the Proposed Management Plan for the Meadow Brook Conservation Area Town of Sandwich November 2017

Appendix A	Warranty Deed	Page A-1
Appendix B	Timber Cruise (coming soon)	Page A-7
Appendix C	Wetlands Evaluation	Page A-8
Appendix D	Letter from Olivia Saunders	Page A-9
Appendix E	Study of Fields by Ad Hoc Committee	Page A-10
Appendix F	Conservation Commission Field Trip Notes	Page A-12
Appendix G	Conservation Commission Documents	Page A-19
Appendix H	Agricultural Commission Documents	Page A-30

Appendix A

312
R1-35

Doc # 0008936 Jul 26, 2013 9:21 AM


Register of Deeds, Carroll County

WARRANTY DEED

NOW COMES MOTORSPORTS HOLDINGS, LLC (a Delaware limited liability company) with a mailing address of PO Box 130 Tamworth, New Hampshire, and for consideration paid, grants to the **TOWN OF SANDWICH**, a New Hampshire municipality, with a mailing address of PO Box 194, Center Sandwich, New Hampshire, 03227, with Warranty Covenants:

R1 Lot 35, 107 acre parcel in Sandwich, New Hampshire

A certain tract or parcel of land, with any improvements thereon, situate in the Town of Sandwich, Carroll County, State of New Hampshire as more particularly described pursuant to the legal description contained in the "Continuation of Schedule A" attached hereto (the "Property")

The Property is subject to current use assessment, and any subsequent change of use tax, notice of which is recorded at Book 596, Page 444, Book 632, Page 45, Book 754, Page 315, and Book 791, Page 38.

Being the same property conveyed by Warranty Deed of Donald Waugh to Motorsports Holdings, LLC recorded November 21, 2005 in Carroll County Registry of Deeds at Book 2481, Page 481.

This Warranty Deed with Conservation Restriction is granted and received as a required condition under New Hampshire Department of Environmental Services (DES), Wetlands Bureau Permit File No. 2004-00377; with plan set dated July 9, 2004 prepared by ESS Group, Inc., titled "Valley Motorsports Park Project, Tamworth, New Hampshire."

CONSERVATION RESTRICTIONS AND COVENANTS

This conveyance is also made subject to the following restrictions and covenants, which shall run with the land and be enforceable as permanent conservation restrictions, as defined under RSA 477:45-47 for conservation purposes.

A. The Property shall be maintained in perpetuity in an undeveloped and natural condition without there being conducted thereon any industrial or commercial activities, except as described below, and provided that such uses shall not degrade the conservation purposes of these restrictions and covenants. No use shall be made of the Property, and no activity shall be permitted thereon, which is inconsistent with the intent of these restrictions and covenants, that being the perpetual protection and preservation of the Property.

BK 3094 Pg 343

B. The Property shall not be subdivided.

C. No structure or improvement, including, but not limited to, a dwelling, any portion of a septic system, aircraft landing strip, tower, commercial facility, conduit or utility line, billboard or other means of advertising display, driveway or road made of asphalt or other impervious surface, mobile home or other temporary or permanent structure or improvement, shall be constructed, placed, or introduced onto the Property. However, any existing and/or ancillary structures and improvements to, a road, dam, fence, shed, barn, building, etc. may be maintained, repaired, constructed, placed, or introduced onto the Property only as necessary and consistent in the accomplishment of the purposes of these conservation restrictions and covenants. Any such ancillary structure or improvement shall be constructed in a manner least detrimental to the conservation purposes of these restrictions and covenants.

D. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:

- i. Are commonly necessary in the accomplishment of the agricultural, forestry, conservation, habitat management, or noncommercial pedestrian outdoor recreational uses of the Property; and
- ii. Do not harm state or federally recognized rare, threatened, or endangered species; and
- iii. Do not impact wetland soils or hydrology; and
- iv. Are not detrimental to the purposes of these conservation restrictions and covenants.

Prior to commencement of any such activities, all necessary federal, state, and local permits and approvals shall be secured as may be required.

E. No outdoor signs shall be displayed on the Property except as desirable or necessary in the accomplishment of the agricultural, forestry, conservation, or noncommercial pedestrian outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of these conservation restrictions and covenants.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of sections A., C., D., or E., above. No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, burning, or burial of refuse, trash, rubbish, debris, junk, waste, man-made materials or materials then known to be environmentally hazardous, including vehicle bodies or parts, or other similar substances.

H. There shall not be conducted on the Property any industrial or commercial activities, except agriculture and forestry, including timber harvesting, and provided that the productive capacity of the Property to yield forest shall not be degraded by on-site activities.

The restrictions and covenants shall serve the following purposes:

BK3094PG 344

1. To preserve and protect in perpetuity the natural vegetation, soils, hydrology, natural habitat and the scenic and aesthetic character of the Property so that the Property retains its natural qualities and functions;
2. To prevent any future development, construction, or use that will significantly impair or interfere with the conservation values of the Property
3. To maintain or enhance the water quality and aquatic and wildlife habitat of the Property and other ground and surface water resources including wetlands, streams, riparian areas, aquifers, vernal pools, and ponds on the Property;
4. The protection of the natural habitat of the Property; and
5. These purposes are consistent with the clearly delineated open space conservation goals and/or objectives as stated in New Hampshire RSA 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources."; and

Executed this 15 day of July, 2013

MOTORSPORTS HOLDINGS, LLC

By: James C. Hoenscheid
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Carroll

Personally appeared James Hoenscheid, duly authorized member/manager of Motorsports Holdings, LLC, this 15th day of July, 2013 and acknowledged that he signed the foregoing instrument for the purposes contained therein.



Before me, Cath S. Graham
Notary Public
My Commission Expires: _____

CATHERINE S. GRAHAM, Notary Public
My Commission Expires March 4, 2016

3094 PG 345

CONTINUATION OF SCHEDULE A

A certain tract or parcel of land, with any improvements thereon, situate in the Town of Sandwich, Carroll County, New Hampshire, being shown on a Plan by Francis G. Hambrook dated September 22, 1986, entitled "Plan Showing Land Owned by Arnold J. Hammond and Uri Lamprey, prepared for Donald Waugh" recorded in the Carroll County Registry of Deeds as Plan #92-59, said tract described as follows:

Beginning at a point on a stonewall on the northerly sideline of Route #25, a/k/a the Whittier Highway, said point marking the southwesterly corner of the herein described parcel and the southeasterly corner of land now or formerly of Maxcy; thence

1. North 09°18'16" East a distance of 193.97 feet, more or less, to an end of the wall; thence
2. North 08°31'53" East along an unfenced line a distance of 108.32 feet, more or less, to the beginning of a stone wall; thence
3. North 13°16'07" East along the stonewall a distance of 92.64 feet, more or less, to the end of the wall; thence
4. North 09°00'19" East along an unfenced line a distance of 98.86 feet, more or less, to the beginning of a stonewall; thence
5. North 10°37'25" East along the stonewall a distance of 95.55 feet, more or less, to the end of wall; thence
6. North 09°56'56" East along an unfenced line a distance of 1,462.61 feet, more or less, to an iron pipe at land now or formerly of Quinzani; thence
7. South 82°17'48" East along an unfenced line by Quinzani land a distance of 1,011.07 feet, more or less, to an iron pipe and stone at land now or formerly of Denley W. Emerson; thence
8. Continuing South 82°17'48" East along said Emerson land a distance of 991.78 feet, more or less, to an iron pipe at land now or formerly of Walter Carlson; thence
9. Continuing South 82°17'48" East along said Carlson land a distance of 396.00 feet, more or less, to an iron pipe; thence
10. North 08°54'54" East still by land now or formerly of Carlson a distance of 562.74 feet, more or less, to a point at the end of a wall at land of Janet Bickford; thence
11. South 88°44'58" East along a wire fence by Bickford land a distance of 113.21 feet, more or less, to a point; thence

BK 3094 PG 346

12. South 87°54'20" East still by the wire fence a distance of 170.22 feet, more or less, to a point; thence
13. North 71°34'55" East still by the wire fence a distance of 177.81 feet, more or less, to the beginning of a stone wall; thence
14. South 60°15'34" East along the stonewall a distance of 170.24 feet, more or less, to a point; thence
15. South 77°14'24" East still along the stonewall a distance of 154.88 feet, more or less, to the end of the wall; thence
16. Continuing South 77°14'24" East along an unfenced line a distance of 102.75 feet, more or less, to an iron pipe set on the westerly sideline of Route 25; thence
17. on a curve to the right with a radius of 2,815.00 feet for a distance of 991.60 feet along said highway to a point; thence
18. South 46°58'30" West along said highway a distance of 1,247.91 feet, more or less to a NHHD concrete marker; thence
19. Along a curve to the right with a radius of 1,860.00 feet a distance of 350.67 feet, more or less, along said highway to a point at land now or formerly of Dail; thence
20. North 31°05'58" west along said Dail land a distance of 159.81 feet, more or less, to a point; thence
21. South 78°47'04" West still by said Dail land a distance of 349.69 feet, more or less, to a stake; thence
22. South 05°54'03" West still by said Dail land a distance of 100.15 feet, more or less, to a stake; thence
23. South 17°37'38" East along said Dail's land a distance of 160.07 feet, more or less, to an iron pipe set at the aforementioned highway; thence
24. Along a curve to the right with a radius of 1,860.00 feet a distance of 585.21 feet, more or less, to a point; thence
25. South 89°24'06" West a still along said highway a distance of 905.36 feet, more or less, to the point of beginning.

Shown to contain 107.26 acre, more or less.

\\AWDOX\DOCS\CLIENTS\14276\64621\0795357.DOC

PK 3094 PG 347

Frank & Marianne Henry

Richard Quinlan

107.26 Ac.

20.00 Ac.

Ditch

Road

Scale 1"=200'

North Arrow

Plan Showing Land Owned By Arnold Hammond & Uvi Lomprey Prepared for Donald Wrough Sept., 1906 by Francis Chamberlain

Appendix B
Timber Cruise

Appendix C

Wetlands Evaluation

The Ad Hoc Committee has debated the question of managing wetlands extensively. These are complex ecosystems. Presently, further evaluation of the wetlands does not appear to be necessary. But, as townspeople become more familiar with the wetlands, questions may arise and particular evaluation studies may be warranted.

Wetlands are evaluated for the fourteen (14) functional values outlined by the NH Method (NRCS). These include:

- a. Ecological Integrity: evaluates the overall health and function of the wetland ecosystem.
- b. Wetland Wildlife Habitat: evaluates the suitability of the wetland as habitat for those animals typically associated with wetlands and wetland edges. No single species is emphasized.
- c. Finfish Habitat: evaluates the suitability of watercourses, ponds, or lakes associated with the wetland for either warm water or cold water fish. No single species or group of species is emphasized.
- d. Educational Potential: evaluates the suitability of the wetland as a site for an “outdoor classroom.”
- e. Visual/Aesthetic Quality: evaluates the visual and aesthetic quality of the wetland.
- f. Water Based Recreation: evaluates the suitability of the wetland and associated watercourses for non-powered boating, fishing, and other similar recreational activities.
- g. Flood Control Potential: evaluates the effectiveness of the wetland in storing floodwaters and reducing downstream flood peaks.
- h. Ground Water Use Potential: evaluates the potential use of the underlying aquifer as a drinking water supply.
- i. Sediment Trapping: evaluates the potential of the wetland to trap sediment in runoff water from surrounding upland.
- j. Nutrient Attenuation: evaluates the potential of the wetland to reduce the impacts of excess nutrients in runoff water on downstream lakes and streams.
- k. Shoreline Anchoring and Dissipation of Erosive Forces: evaluates the effectiveness of the wetland in preventing shoreline erosion.
- l. Urban Quality of Life: evaluates the potential for the wetland to enhance the quality of urban life by providing wildlife habitat and other natural values in an urban setting.
- m. Historical Site Potential: evaluates for indications of use by early settlers.
- n. Noteworthiness: evaluates the wetland for certain special values such as critical habitat for endangered species, etc.

The State of New Hampshire’s Wildlife Action Plan, Fish & Game Department, has classified Meadow Brook as having many high values in almost all of the above categories; however, it is particularly high in wildlife values. Dr. Van de Poll has advised the committee that conducting a further study of all the values listed above may be expensive and would yield data that might be interesting but not useful to management of the area. He recommends instead specialists be hired only when a very particular question arises.

Appendix D

Letter from Olivia Saunders – University of New Hampshire – Cooperative Extension

Carroll County
PO Box 1480
73 Main Street
Conway, NH 03818
Phone: (603) 447-3834
Fax: (603) 447-5192

www.extension.unh.edu

Belknap County
527-5475

Carroll County
447-3834

Cheshire County
352-4550

Cooks County
788-4961

Grafton County
787-6944

Hillsborough County
641-6060

Merrimack County
796-2151

Rockingham County
679-5616

Strafford County
749-4445

Sullivan County
863-9200

Education Center
629-9494 Office
1-877-398-4769 Toll Free

**UNH Cooperative Extension
State Office**
862-1520

UNIVERSITY of NEW HAMPSHIRE

Cooperative Extension

May 23, 2014

Dear Mark,

I wanted to follow up with my written thoughts about our tour of the Meadow Brook Farm Property. Based on both the NRCS Soil Survey and our walk of the property, I believe the upland fields are suitable for agricultural production. We know this land was historically farmed as a market garden, with some of the lower sections used as hay production. I believe, if there was an interested party, this land could become a viable farm once again. I would recommend focusing on the upland fields first as these are the best drained. This section is also accessible earlier in the season than the lower portions which is important after spring melt. The NRCS Soil Survey show that 3.8 acres make up Ondawa fine sandy loam. This is the area we identified most suitable for crop production. I imagine there could be some crop expansion outside of this area as the farm develops.

Since the property is easily accessible and visible along route 25, and with the growth of local farmers markets, there would be numerous options for vegetable or fruit markets. I suspect any row crop could be grown (squash, tomatoes, eggplant, corn, etc.), small grains such as oats or wheat, small fruit such as blueberries, strawberries, and raspberries, or a small orchard. One thing to take into consideration is lack of potable water and farm structures. Irrigation water for crops can be pulled from local surface waters, but any fresh vegetables need clean water to be washed before going to market. Additionally, crops need to be placed in cool storage immediately after harvest to maintain freshness. Small units can be installed fairly cheaply, but a structure is needed for this.

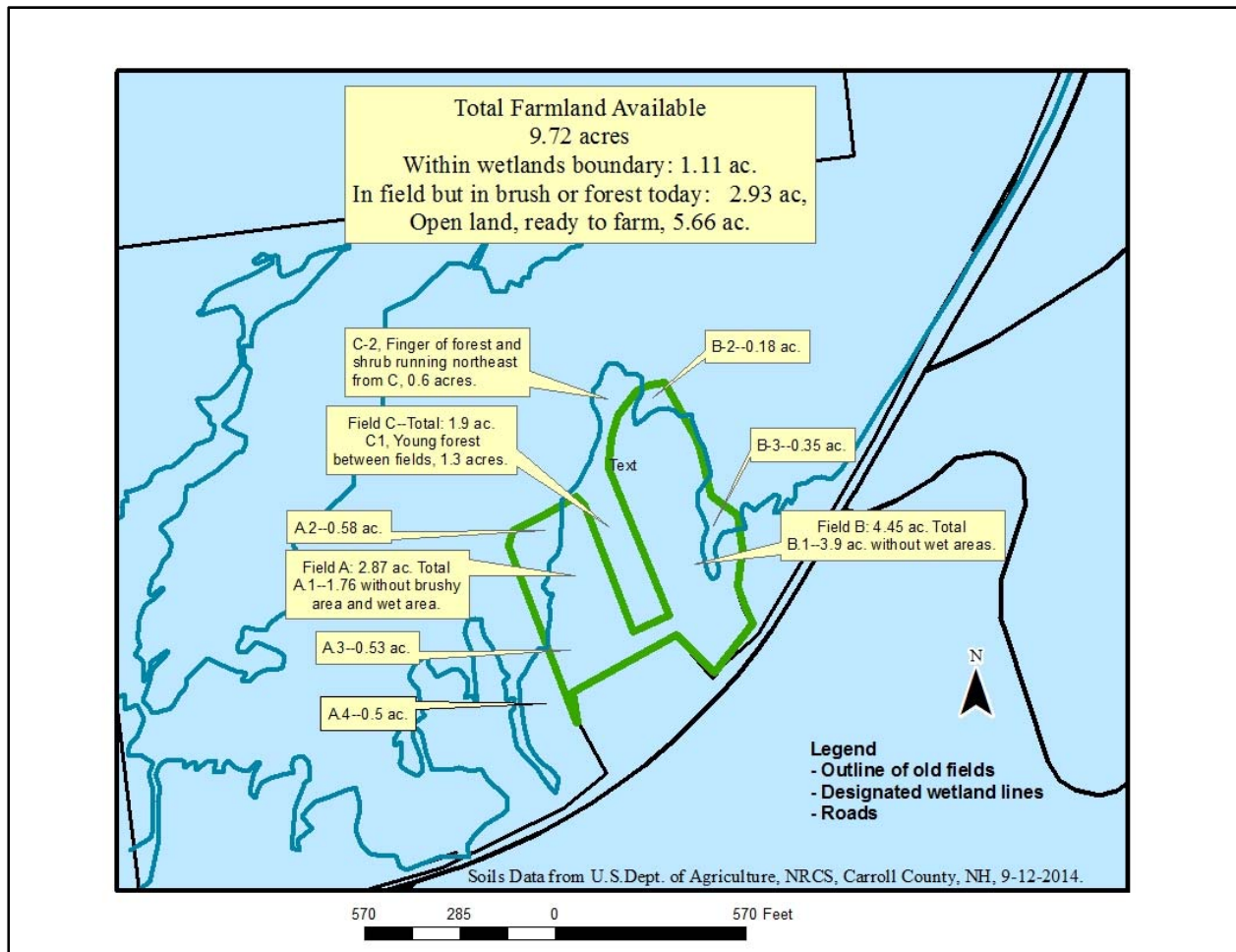
In the interim, keeping the fields mowed during the 2014 season will make this property much more attractive to a potential lessee. Starting a farm in an open hay field as opposed to a primary succession forest will provide a potential farmer much quicker economic return. If finances allowed, tilling of the land, adding lime to correct for pH, and seeding a cover crop would build organic matter and control weeds. This is a common practice to prepare a new field for production.

I would be happy to answer any additional questions on site suitability other uncertainties that might arise.

Kindly, *Olivia Saunders*
Field Specialist, Food & Agriculture

Appendix E

Study of Fields by Ad Hoc Committee



Field A: The west field lies just behind the Dail house. It comprises 3.37 acres.

Field A.1: open land which lies outside of the designated wetlands line, totals 1.76 acres. This area has been continuously mowed and could be farmed with minimal inputs.

Field A.2 is the 0.58 acre northwest corner of Field A. It lies within the designated wetland area and is marked by cedar posts. The area has been continuously mowed including recent mowing across the wetlands line by Town of Sandwich. The Ad Hoc Committee voted in September 2017 that this area should continue to be used for agricultural purposes but cedar posts will remain.

Field A.3 is a 0.53 acre portion of Field A which has grown up into alder, aspen, white pine, cherry and invasive bittersweet. This area was historically part of Field A. It is outside the wetlands area. It was partially cleared in 2017. Discussion included its use, the cost of stumping, disposal of chips, and management of invasives. *Should this be cleared? Mowed occasionally and maintained as shrub? What? This is where Fred left wild cherries and other wildlife browse trees.*

Field A.4 is a 0.5 acres of land that lies southwest of Field A between the field and the parking lot. This area had grown into sumac, aspen, cherry, and has been partially cleared. It lies outside the

wetlands area. Discussion has included its use, the cost of stumping, disposal of chips, and management of invasives. *Should this be cleared further, maintained? How? Entry path—special plantings?*

Field B: The east field lies to the east of the Dail house on the west bank of Great Brook. It can be seen from Route 25. It totals 4.45 acres.

Field B.1: open land which lies outside the wetlands line, totals 3.9 acres. It has been continuously mowed and could be farmed with minimal inputs.

Field B.2 is the 0.18 acre northeast corner of Field B. It lies within the designated wetlands area and is marked with cedar posts. It has been continuously mowed, including recent mowing across wetlands lines by Town of Sandwich. The Ad Hoc Committee voted in September 2017 that this area should continue to be used for agricultural purposes but cedar posts will remain.

Field B.3 is the 0.36 acre portion of Field B which lies within the wetlands area. This area was flooded by Great Brook until a large tree and extensive debris was cleared from the Brook in 2016. The wetlands line is marked with cedar posts. The area has been continuously mowed, including recent mowing across the wetlands lines by Town of Sandwich. The Ad Hoc Committee voted in September 2017 that this area should continue to be used for agricultural purposes but cedar posts will remain.

Field C: This area lies between Fields A and B and runs northeast of Field B. All of this area lies outside the wetlands line. Field C totals 1.9 acres of land all of which has grown into young pine, alder, and shrub brush. The central part (approximately 1 acre) and pines to the north have been slated for clearing. Brushier sections on the northeastern portion were not slated for clearing. Discussion includes its use, the cost of stumping, disposal of chips, and management of invasive species.

Appendix F

Conservation Commission Field Trip Notes

Field Trip Report

Meadow Brook Property

May 28, 2014

WHERE: 107 acre parcel located in Sandwich on the west side of RT-25 across from Taterboro Road. For easy reference, we are calling this parcel The Meadow Brook Property.

WHEN: 21 May 2014

PARTICIPANTS: Fred Lavigne (Conservation Commission), Olivia Saunders (Field Specialist, UNH-CE), Susan & Chip Bryant Kimball, Sue & Richard Dail, Mark Longley (Agriculture Commission)

BACKGROUND: The Town of Sandwich recently acquired this property as a gift from Club Motorsports Inc. (CMI) as part of a wetlands mitigation plan related to the development of a motor sports complex in Tamworth. The Select Board has requested feedback from the Conservation and Agriculture Commissions with respect to the best land use and management of this property. Public discussions are currently under way – with the intent to look at all possible uses, including a shared-use option combining agricultural development with wetlands/forest conservation.

OBJECTIVE: This was the second walking tour of the parcel and was jointly sponsored by the Conservation and Agriculture Commissions. This walk, open to all interested persons, focused on the agricultural potential of the most upland areas of the former working farm along RT. 25.

SUMMARY: The group assembled in the Dail's driveway and proceeded to walk along the western property line of the Dail residence in a northerly direction parallel to the old western ditch approximately 150 yd., then turned east and continued parallel to Meadow Brook approx. 150 yd., then turned south and proceeded parallel to the Great Brook almost to RT.25, then continued to loop back to the originating spot on the east side of the Dail property. We observed an area approximately four to six acres during this walk, all of which was dry - other than a couple of low spots near the brook on the eastern perimeter, and from our vantage points appeared to be outside of the boundaries for jurisdictional wetlands and outside the setbacks for prime wetland (according to the borders described in surveys by ESS and Rick Van de Poll). The area we explored corresponds to all of Section 201A and parts of Section 104A of the Carroll County Area Soil Map referenced in Olivia Saunders' report.

Ms. Saunders, our field specialist, obtained several soil samples with a standard core sample thief along the way, and we were impressed by the absence of rocks when taking these samples. All samples were 'dark, healthy and fertile' in appearance. Of course, many more samples from strategic locations would be taken and submitted for full laboratory evaluation should the town decide to develop an agricultural plan for this area.

We were fortunate to have the historical perspective and practical experiences of Sue and Richard Dail, who farmed this land during the 1980's, describing where crops were formerly located and attesting to the land's proven ability to produce abundantly during that time period.

It became evident that no matter how helpful aerial photographs, soil maps, gps, etc. are in defining the characteristics of the land, nothing can substitute for the perspective gained by a physical walk through the area in question.

CONCLUSION: The members of our group seemed to have consensus that the upland area we observed was 'prime' farmland suitable for growing market gardens, fruit orchards and/or hayfields. We did not broach the subject of an implementation plan for renovating the farmland, other than to mention the need to remove small trees (mostly pine), brush, before mowing, tilling, and planting cover crops. Nor did we discuss the issues of farm management and monitoring plans, lease arrangements, delineation of 'official' wetlands boundaries, conservation easements, or any of the many other considerations which will be addressed in later steps should the community decide to move forward with an agricultural plan.

Please read the other report on this walking tour, submitted by UNH Field Specialist Olivia Saunders (memo to Mark Longley, dated 5/23/14). Additional assessments and thoughts about this parcel include those by David White (memo to Peggy Merritt & LRTC, dated 3/6/2014), Rick Van de Poll (memo to Rath, Young, & Pignatelli dated 8/12/2004) and ESS Group (report to NH DES dated 6/28/2004).

During the coming weeks, I'll remain available to accompany any individuals or groups that may be interested in retracing our group's steps, or expand the walk into other areas. Meanwhile, it may be appropriate to make arrangements for mowing parts of this property this year, as suggested by the field specialist, while we consider next steps.

Submitted by Mark Longley, Sandwich Agriculture Commission on 05/28/2014

Field Trip Report

Meadow Brook Property

10/30/15

WHO: 8 students and faculty from Plymouth State Univ., Peggy Merritt (Sandwich Conservation Commission), Fred Lavigne (SCC), Helen Gingras (SCC), & Mark Longley (AgCom)

WHERE: 107 acre parcel located in Sandwich on the west side of RT-25 across from Taterboro Road. This property is known as the Meadow Brook Conservation Area.

WHEN: 30 Oct. 2015

BACKGROUND: The Town of Sandwich acquired this property as a gift from Club Motorsports Inc. (CMI) as part of a wetlands mitigation plan related to the development of an automobile sports

complex in Tamworth. The Selectboard has requested feedback from the Conservation and Agriculture Commissions with respect to the best land use and management of this property prior to a public hearing to be conducted in 2016. Discussions are currently under way – with the intent to look at all possible uses, including a shared-use option combining agricultural development, forest management, and wetlands conservation. The Sandwich Conservation Commission (SCC) proposed that we work with Plymouth State University in developing a comprehensive management plan for Meadow Brook. The AgCom will draft a proposal to develop and manage a 3 – 7 acre parcel within the property for agricultural purposes.

OBJECTIVE: The field trip was set up for Plymouth State University (PSU) students to visit the Meadow Brook Conservation Area. SCC and AgCom members served as guides for this field trip that is part of an undergraduate course in land conservation techniques. June Hammond-Rowan, Associate Director of the Center for the Environment, is the course instructor and led this field trip. **The purpose of the field trip was to introduce the students to this conservation area and the management challenges it offers. As part of the assignment following the field trip, students will be draft a survey that Sandwich might use to obtain public input for a managing this area.**

SUMMARY: The group assembled in the Meadow Brook Conservation Area (MBCA) parking lot and proceeded to walk along the western property line of the Dail residence in a northerly direction parallel to the old western ditch and continued along the wetlands borders as indicated by labeled cedar posts installed by the SCC as permanent replacements for the temporary ribbons placed by the wetlands contractor earlier this year. We continued along this border approximately 150 yd., then turned east and continued parallel to Meadow Brook approx. 150 yd., then turned south and proceeded parallel to the Great Brook almost to RT.25, then continued to loop back to the originating spot on the east side of the Dail residence. In completing this loop, we circumscribed the borders of the farmable portion of the property. We then headed west from the parking lot paralleling RT 25 ~200 yards to the property border and then turned north on an old logging road approx. 300 yds. to the brook's edge. The brook was impassable at this point (at least no one was keen on fording the river), so we returned to the parking lot. The field trip concluded with a question and answer session.

NOTES & OBSERVATIONS: The PSU students and faculty seemed unaware of town's interest in developing an agricultural zone on the southern portion of the property. In response to this, MCL reviewed the land use issues currently being worked out by various town organizations (i.e. AgCom, SCC, & Selectboard).

No one on the tour was sure where (or if) the boundaries of 'prime wetlands' intersect with the borders of the 'jurisdictional wetlands' (as delineated by the current wetlands study). We observed many significant ('50 year') ruts due to recent mowing operations in the wetlands area.

A formal management policy should address this error to prevent future damage. MCL reviewed the sociological and emotional aspects of the townsfolk and abutters in their desire to partially restore what was once a thriving farmstead on this property. PM expressed her

view that because the parcel was acquired through wetlands mitigation, the preeminent endeavor should be wetlands preservation.

FL pointed out that the previous land users left much rubbish on the land, including several burn piles that may still contain toxic waste. By the way, we collected several bags of trash and junk during our walking tour.

PM & FL noted that due to budgetary constraints, it will not be feasible to install a bridge where the southwest trail intersects the Meadow Brook.

FL notes that the SCC is not interested in boardwalks on this property, assumedly because of cost.

At the end of the tour, the PSU students felt they had enough information about the property and land-use issues to draft a public questionnaire for Sandwich residents. The conservation class will provide their feedback through Peggy Merritt.

Submitted by Mark Longley, Sandwich Agriculture Commission on 11/02/2015

Report on U.S. Fish and Wildlife Visit, Meadow Brook, February 18, 2016

Ted Kendziora, Biologist, Concord, NH, U.S. Fish and Wildlife, ted_kendziora@fws.gov.
Mark Longley and Martha Carlson

Fish and Wildlife can help us if:

- a. We do a contract to work with them for 10 years.
- b. Public trail.
- c. Kids programs
- d. Pollinators or native grass meadow

If we go for intensive farming or no management at all, he will not be able to help us.

Help can range from:

- a. Coming to a forum to explain the values of a meadow project, timber management, Blandings' turtle habitat restoration, etc.
- b. Providing funding for seeds and soil preparation.

Walking the Fields, Ted suggested:

- a. Save sumac stand for children's jungle gym.
- b. Do not plow fields—use Harley rake, big wide cultivator or burn to cut up or burn thatch and get rid of seeds.
- c. Ask Audubon locals to do field bird survey.
- d. Make master plan for long range idea on fields and the whole property
- e. Mow trail—at wetlands line, six feet wide, grass, no motorized access—provides access to check on wetlands as well as public trail.
- f. Plant pollinators—grass or wildflowers inside trail 15 to 25 feet wide—good buffer for any run-off from field.
- g. Mow pollinator grasses every year or every 2 to 3 years, depending on need.

- h. Make agricultural plan—may be too small for high quality hay (which would require fertilizer and herbicides). May be not prime for big farm—which would need infrastructure. But could support small community garden plots or Teen Garden program.
- i. Remove debris, fallen tree and bittersweet that is clogging up Great Brook and flooding more and more of the field.
- j. Perhaps Boy Scouts or Girl Scouts would help control bittersweet in this little area.
- k. Cut big pines, perhaps chipping on site for biomass nutrients. Or sell to biomass plant.

Ted would be happy to help make the master plan for the forest and wetlands also. He would help the Forestry Committee, if they wish, to make a TSI plan. He could suggest things like cutting some areas for wildlife such as Blandings turtles or leaving snags for heron rookery. We said we would inform Conservation Commission and Forestry Committee of this option.

Field Trip Report Meadow Brook Property September 14, 2016

WHO: Members of the Meadow Brook Ad Hoc Committee (Fred Lavigne, Susan Bryant-Kimball, Michael Yeager, Martha Carlson) and Wendy Scribner, UNH Cooperative Extension Forester.

WHERE: The group met at the parking lot on Route 25 and walked west along the road and entered the forest.

SITE 1: This mixed species forest is relatively young. It could be thinned for firewood. Relatively open, the site might be use for demonstrations, geocaching, or workshops on how to identify trees and select some for thinning and others for growing.

SITE 2: A bit further west, trees were larger and mostly white pine. These were infested with bittersweet. Tops are small and the patch could benefit from thinning. Wendy suggested that the bittersweet is the first task, before any logging. She suggested a licensed applicator of pesticides might do a major part of the work as it might be too daunting for volunteers. Thinning out one-third of the trees would promote growth of crowns and production of a good crop of white pines in 50 to 100 years.

SITE 3: Continuing west in the woods, the group came to a large ash tree. The forest here was mostly hemlock. This woods had been logged by the previous owner. A fine woods road leads from Route 25 through this to the wetlands in the northwest corner of the property.

WETLANDS: Logging can be done near wetlands in winter, Wendy said. Susan asked if areas designated as wetlands ever revert to drier categories. No, Wendy said, that is very rare. Generally, due to beaver activities, wetlands may come and go but their soils remain wet.

SITE 4: The group came to the end of the woods road near some bully pines which still show pieces of barbed wire pasture fence. We went over the beaver dam to a fine hemlock forest on the north side. A deep pool of water lies to the left upstream of the dam. A large grassy marsh with a wide water way and views of the Ossipees lies downstream of the dam. We went along the shore, past a gigantic red oak tree and large boulders to a good lookout. This area would be excellent for bird walks and other wetlands workshops, especially if the neighbor to the north would allow occasional public access. A well-used roadway leads to that property from abutting land owned by Mark Quinzani.

HABITAT: Wendy explained that floodplain forests near marshes and fields of shrubs are excellent habitat for bats, mink, deer, and birds. Open fields are especially rare in this part of New England and are habitat for many ground nesting birds such as bob-o-link and bluebirds and tree swallows. Shrub fields, mowed only once every 3 or 4 years, between the fields and wetlands, can be excellent areas for pollinators, nesting sites for turtles, and woodcock. Snowshoe hare and wild turkeys also. Susan recalled that Chris Conrod in Tamworth has studied wildlife corridors in the area.

INVASIVES: If we chip any trees that are wrapped in bittersweet, we should be careful not to spread the bittersweet to other properties. Such chips should stay on site until they decay or go directly to Pine Tree Power for burning. Citizens should not be allowed to haul off polluted chips, Wendy said.

SITE 5: The group returned to the fields where we examined a patch of sumac, aspen, cherry and pines just west of Field A. Portions of this field which lie outside the wetlands line will be cut by Bill Dunn. But he should save several cherry trees (“bear candy”, Fred said.) and a couple of old apple trees. Alders and aspen growing here will be excellent for ruffed grouse, woodcock and other birds.

Opening the fields to nine (9) acres will improve the grassland’s use by bob-o-link and other birds, Wendy said. There will be less edge for predators to hide in. She pointed out a patch of raspberries and goldenrod, which illustrated what shrub would look like if we decide to manage the outer edges of the fields and areas within the wetlands which have been mowed and can still be mowed. Susan said she would like to see such management beyond Field B near Route 25 if we could cut the forest that has grown up there. This area could be cut on frozen ground and if it is converted from forest to field, no wetlands or forestry permit would be needed, Wendy said.

Developing a Management Plan: Wendy offered to send us some templates and examples of management plans. Peter Pohl will have experience in writing and developing forest management plans. The committee must identify our objectives which might include such things as the following:

- a. Creating income.
- b. Protecting and enhancing wildlife habitat
- c. Using the land as an educational resource
- d. Growing a particular crop

Next, we should develop a 5 or 10 year plan, a road map of goals and activities. This should include a financial management plan so that we generate some income to offset whatever costs we incur. Foundations such as NH Fish & Game, US Fish & Wildlife, and the Ruffed Grouse Society might help.

Other questions addressed in the plan should include:

- a. How much public access do we want? Trails, regular access, limited access, or what.
- b. Do we want to

Sections of the Plan would include:

- a. Forestry plan
- b. Wildlife inventory, including threatened and endangered species
- c. Farm fields plan
- d. Wetlands inventory and/or enhancement plan
- e. Field/Wetlands interface—is this the shrub area?
- f. Education plan, if any
- g. Cultural heritage resource inventory, such as the old cellar hole and stone walls.
- h. Invasive control plan

Public input will be important as we develop the plan. We should use our web site, present ideas and posters at Town meetings, invite the public to attend meetings.

Even before the plan is prepared, our present actions are improving the site and laying the groundwork for the Management Plan, Wendy said. She and Fred listed activities to date:

- a. Clean-up of the site.
- b. Construction of parking area.
- c. Removal of Structures.
- d. Mapping of Wetlands boundary
- e. Mowing of fields
- f. Removal of debris in brook.
- g. Soil Tests
- h. Logging in fields area.

The group continued the discussion as they returned to Town Hall for lunch.

Reviewed and approved with corrections, October 12, 2016

Appendix G

Conservation Commission Documents Pertaining to the MBCA

Sandwich Conservation Commission Minutes - DRAFT

October 28, 2015

Commission Members Present: Helen Gingras, Sam Smith, (alternate), Priscilla Smith, Peggy Merritt, Shaw Smith, (alternate), Fred Lavigne, Bruce Burrows.

Commission Members Absent: Jon Jakubos, Bud Martin

Guests Present: Rudy and Martha Carlson, Peter Pohl, Marl Longley, Mike Yeager, (Board of Selectman Member), Dick Devens.

1. Call to Order: The meeting was called to order at 7: 00 p.m.

2. Assignment of Alternates: No alternates were assigned.

3. Approval of Minutes: The September minutes were approved with a few minor changes.

6. Taken Out of Order:

Meadowbrook Conservation Area:

Shaw reported that he and Fred have completed placing the Cedar posts with the boundary markers on them along the wetlands area where the temporary flagging had been placed recently by Dan Coons, of the Ilex Wetlands Consultants, who has mapped the area. Shaw noted that the boundary line is somewhat irregular.

Fred reported that a major clean-up of the area has been completed as good as possible, with some items remaining in the ground buried in the vegetation.

Bruce suggested that perhaps we can get some volunteers to help pick up the remaining litter.

Mark Longley, Agricultural Commission member, noted that there had been some mowing done in the wetlands area, with resultant ruts. He asked what the policy was about mowing wetlands.

Mike Yeager, BOS member, reported that the DES does not require a permit to mow wetlands vegetation.

Peggy noted that the DES recommends mowing when it is as dry as possible, and also, ideally, when the ground is frozen.

Peggy has spoken with the town road agent, Jon Peaslee about the mowing, and suggested that lighter equipment may work better to prevent rutting.

Mike Yeager commented that he would like to see some of the fields used for agriculture.

Peggy questioned why we needed to mow the wetlands. She reminded the group that this parcel of land was donated to the town as part of a wetland mitigation plan, and thus we need to protect the wetlands as much as possible.

Mike Yeager commented that the Selectboard would like to see as much land as possible be kept vegetation free to allow for agricultural use.

Martha Carlson felt that the SCC, BOS, and the Agricultural Commission as a group should determine what areas are wetlands .She presented the group with a packet of information, including map overlays, and GIS defined wetland areas.

This information defined about eight acres of agricultural land. If the requirements of a 100 foot buffer next to wetlands for farming were met this would leave about four acres left for farming.

She also said that the SCC should define the status of the wetlands for buffer determination.

Mike Yeager noted that we need collaboration with the town forestry commission.

Peter Pohl, a member of the Town Forestry Commission, has looked at the land. He felt that there is about 15-20 acres of heavily forested land. He noted that the TFC would like to assess the land.

Peggy requested that the TFC give us a proposal.

Mike Yeager said that the BOS would like a management plan formulated, followed by a public hearing, then a vote on a plan after that.

Helen reported that the sign had been placed on the property with name and “Town of Sandwich” at the entrance.

She suggested that we thank all those that helped with the sign, including Bob Wright, materials, Van Adriance, board prep, Rich Veld, lettering, and Gerry Gingras, materials and assembly.

Peggy reminded us of the property walk with June Hammond-Rowan and her students, on Friday, October 30, to help us formulate a management plan, and questionnaire.

4. Wetlands and timbering Report: Fred reported that he has received two forestry notifications,

#1, tax map lot R3/10A, and #2, tax map lot R14/6/7/13.

Also, three DES approved applications.

#1: non-site specific permit, Audubon, tax map R3/58

#2 Shoreland impact permit, tax map R21/39

#3 Trails Notification, R14/13

5. Trails Report: Helen reported that she has completed clearing and reblazing the Bearcamp River Trail except for a small portion of the trail at the Tamworth border where the trail has been completely washed out. She will work on this in the next few weeks. The middle section of the trail remains closed by the action of the landowner. Helen noted that there are several sections of the trail that have deteriorating bog bridges and also a bridge crossing a brook that will need replacing soon. She hopes that we can discuss a solution to this need during the upcoming months.

7. 2015 Conservation Easement Monitoring Status: Several people reported on the status of their monitoring endeavor. We will have another update at the next meeting.

8. 2016 Budget:

Peggy presented the projected budget for 2016. After some discussion Helen made a motion to approve the budget as presented, Bruce seconded it, and the motion passed unopposed.

9. Possible Recommendation for Increase in % of Allocation of Land Use Change Tax to

SCC: Peggy talked about the need to increase the SCC fund in light of recent expenditures. We will work on a plan at a future meeting to address how we can get an increase in our percentage of the LUCT.

10. Other: Peggy reminded us of the meeting of the NHACC'S on Saturday, November 7th.

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Helen Gingras

Next meeting: December 2, 2015



October 2, 2017

Sandwich Board of Selectmen
Center Sandwich, NH 03227

Dear Selectmen:

At our regularly scheduled meeting of September 27, the members of the Sandwich Conservation Commission (SCC) moved and unanimously approved writing a letter to you regarding continued SCC participation in the Meadow Brook Ad Hoc Committee. Our concern is raised by three recent actions of the Ad Hoc Committee:

- 1) It appears that the Ad Hoc Committee, whose charge was to draft a Management Plan for the property, has instead been taking management actions that include seeking and using Town funds prior to having an approved Management Plan in place.
- 2) During the last Ad Hoc Committee meeting on September 11, 2017, a motion was made and approved to extend the agricultural management area to include portions of the wetlands. We feel it is important to point out that inclusion of these areas is in all likelihood a direct violation of the deed restrictions and conservation purposes of this property.

The Meadowbrook Conservation Area was entrusted to the stewardship of the Town of Sandwich in 2013, specifically for protection and preservation of wetland resources. The property was given to the Town by Club Motorsports Incorporated (CMI), as a condition for issuance of a NH-DES wetlands permit, as partial mitigation for loss of habitat resulting from a project in Tamworth.

- 3) The fields at Meadow Brook and the wetlands themselves have been mowed this year long before October 1st, contrary to the recommendations of the SCC.

In a letter of October 27, 2016 to the BOS, the SCC communicated these recommendations for mowing in the Meadow Brook Conservation Area that are consistent with the preservation of its wetlands and its wildlife:

(1) No mowing should be done within the wetlands themselves. (2) Mowing in the fields adjacent to the wetlands should not be carried out between April 1 and October 15 to protect nesting birds and pollinators in this conservation area. (3) Any work to be carried out in the wetlands should follow DES Wetlands guidelines. We hope that you will adopt these recommendations and communicate them to the Meadow Brook Ad Hoc Committee. ... We would like to point out that the recommendations regarding mowing are consistent with the mission statement of the Meadow Brook Ad Hoc Committee, in particular as it relates to wildlife and wetlands management.

For reference, we would like to remind the BOS of the stated Mission of the Ad Hoc Committee:

The Meadow Brook Ad Hoc Committee will coordinate development of an agricultural, forestry, wildlife, and wetlands management plan consistent with the conservation restrictions and covenants of the deed for R1-Lot 35. The plan will also address access for recreation, education, and other approved uses.

Unfortunately the actions thus far taken by the Ad Hoc Committee appear to be in direct contrast to the following “Wetland Management Goals” as presented as part of the March 2017 draft of the Management Plan:

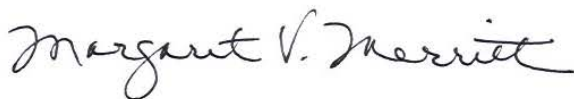
- a. Protect wetlands*
- b. Review and possibly increase prime wetland protections*
- c. Identify and protect valuable aspects and resources, such as rare species*
- d. Manage to enhance wetlands habitat and water quality*
- e. Educate public on value of wetlands*
- f. Update prime wetlands delineation*
- g. Explore conservation of entire Meadow Brook system*
- h. Consider zoning ordinance protections for prime wetlands*

The SCC has invested many hours of volunteer work and expended over \$8,000 from the Conservation Fund to improve and protect the wetlands in this property. These activities include clearing debris from the site and hiring a professional wetland scientist to identify and mark the wetland boundaries. Actions proposed by members of the Ad Committee, such as removing the cedar posts and attached signs marking the wetland boundaries, undermine our efforts to preserve this wetland. Furthermore, continuing efforts to manage the property in a way that marginalizes the importance of the wetland is contrary to the spirit and intent of the gift of the land to the Town.

SCC members would appreciate your directing the Ad Hoc Meadow Brook Committee towards its intended mission, rather than taking actions that contradict the stewardship responsibility that accompanied the Town’s acceptance of this property for wetland mitigation. The Conservation Commission cannot participate at the present in an Ad Hoc Committee that is acting as a management group rather than carrying out its mission to draft a Management Plan. We look forward to seeing the latest draft of this plan and offering our comments on it.

Thank you for your attention to this matter.

Sincerely,



Margaret Merritt, Chair
Sandwich Conservation Commission

cc: Mike Yeager, Chair of Meadow Brook Ad Hoc Committee



March 23, 2017

Sandwich Board of Selectmen
Center Sandwich, NH 03227

Gentlemen:

The purpose of this letter is to provide recommendations on mowing in the Meadow Brook Conservation Area that are consistent with the preservation of its wetlands: (1) No mowing should be done within the wetlands themselves. (2) Mowing in the fields adjacent to the wetlands should not be carried out between April 1 and October 15 to protect nesting birds and pollinators in this conservation area. (3) Any work to be carried out in the wetlands should follow DES Wetlands guidelines. We hope that you will adopt these recommendations and communicate them to the Meadow Brook Ad Hoc Committee.

The New Hampshire DES approved the donation of this 107-acre parcel (R1-35) to the Town in 2013 to mitigate the adverse impact on other wetlands by Motorsports Holding LLC. Consequently, the focus of the Sandwich Conservation Commission (SCC) on this parcel has been to protect the 53 acres of jurisdictional wetland and 33 acres of wetland buffer in it. In 2015, the SCC funded a project to delineate and mark the wetland boundaries. The wetland boundaries are now well marked so that implementation of the recommended mowing restrictions should be straightforward.

The Conservation Commission has been unsuccessful, to date, in its efforts to limit mowing within the wetland portion of Meadow Brook Conservation Area. In October of 2015 mowing the wetlands left ruts and disturbed the roots of wetland vegetation, contrary to DES guidelines. When the SCC Chair brought this issue to the attention of the Selectmen, she was assured that the Selectmen would "do better about communicating and working with the Commission" (Minutes of Nov 2, 2015 Selectmen's meeting). The wetlands were again mowed in August of 2016 with no opportunity for the Commission to provide timely input.

Commission members would be happy to work with the Selectmen and their agents to ensure that these people doing work at the Meadow Brook properly interpret the wetland boundary markings.

We want to point out that the recommendations regarding mowing are consistent with the mission statement of the Meadow Brook Ad Hoc Committee, particular as it relates to wildlife and wetlands management, and to best management practices for protecting nesting birds and pollinators.

Sincerely yours,

Margaret Merritt for the Conservation Commission

cc: Mike Yeager, Chair of Meadow Brook Ad Hoc Committee



November 4, 2016

Lori Sommer, Mitigation Coordinator
NHDES Wetlands Bureau
29 Hazen Drive; PO Box 95
Concord, NH 03302-0095
lori.sommer@des.nh.gov

Dear Lori:

As Chair of the Sandwich Conservation Commission, I am writing to you for clarification of (1) any on-going oversight role the state may have in the 107-acre wetlands mitigation parcel (R1-35) that the Town of Sandwich obtained in 2013 as a condition for the DES wetlands permit issued to CMI to build a race track in Tamworth and (2) restrictions on the use of this property which the Town has named the Meadow Brook Conservation Area (CA).

It is particularly important that the Town understand these issues since an *ad hoc* Meadow Brook committee has been appointed by the Selectmen to develop and implement a management plan for this conservation property. The Conservation Commission (CC) members would appreciate your feedback as soon as possible since the Town has already mowed the open areas of the property, including the wetlands, and have plans for tree removal in the near future.

In the summer of 2015, the CC used monies from the Conservation Fund for delineation of the wetlands and function of this property by a professional wetland scientist. CC members have subsequently marked the wetlands boundaries. The Town road crew removed debris (collapsed shed, plastic sheeting, tires, and discarded lumber) from the Meadow Brook site and installed a small parking lot off Route 25 to make this area more accessible to the public. A sign for the Meadow Brook CA was also installed at this parking area. The Town has also had the property surveyed and its boundaries marked.

Selectmen appointed the *ad hoc* Meadow Brook Committee in the spring of 2016; it consists of three members of the community at large (including a former selectmen) and one representative each from the town Forestry, Agricultural, and Conservation Commissions.

The issues on which I am seeking clarification were raised at a recent meeting of the CC and concern the management of the Meadow Brook CA. Subsequent to that meeting, I have examined the DES wetlands permit issued to CMI (as contained in the property file for R1-35 in Sandwich Town Hall); this permit is attached in two separate files. I have outlined in red the two sections that seem relevant to the discussion regarding the extent of the wetlands and removal of vegetation:

(1) On page 6, #19 (CMI Permit-Meadow Brook-1) the extent of the wetlands is described in the mitigation parcel (Meadow Brook) as "53 acres of wetlands/streams and 54 acres of uplands:"

19. In accordance with NH Administrative Rules - Chapter Wt 800, the applicant is proposing to mitigate impacts by restoring 450 square feet (25 linear feet) of an on-site intermittent stream/wetland through the removal an existing logging road crossing, and by placing a conservation easement on 107 acres of undeveloped land in Sandwich, NH (within the Bearcamp River watershed) that is comprised of 53 acres of wetlands/streams and 54 acres of uplands.

It would be good to know how the DES views the accuracy of these acreages, the acreage mandated by the CMI mitigation, and the management of the wetlands. Some members of the *ad hoc* committee want to use all or portions of the wetlands, as determined by the 2015 wetland delineation study, for agriculture; one member has opined that only 10 acres of wetlands were required for the CMI mitigation.

(2) On page 2, (CMI-Meadow Brook-2), #35 states "no removal of existing vegetative undergrowth:"

Preservation:

30. This permit is contingent upon the execution of a conservation easement on 107 acres of undeveloped land as depicted on plans received June 29, 2004.
31. Any modifications to the existing preservation proposal shall be submitted to the Wetlands Bureau for review and approval.
32. The conservation easements to be placed on the preservation areas shall be written to run with the land, and both existing and future property owners shall be subject to this easement.
33. The plan noting the conservation easement with a copy of the final easement language shall be recorded with the Registry of Deeds Office for each appropriate lot. A copy of the recording from the County Registry of Deeds Office shall be submitted to the DES Wetlands Bureau prior to the start of construction.
34. The conservation easement area shall be surveyed by a licensed surveyor, and marked by permanent monuments, signs or stakes prior to construction.
35. There shall be no removal of the existing vegetative undergrowth within the easement area and the placement of fill, construction of structures, and storage of vehicles or hazardous materials is prohibited.
36. Activities in contravention of the conservation easement shall be construed as a violation of RSA 482-A, and those activities shall be subject to the enforcement powers of the Department of Environmental Services (including remediation and fines).

Of particular concern to the CC, is the preservation requirement (# 35) that states: "There shall be no removal of the vegetative undergrowth within the easement area..." Does this statement restrict mowing, particularly within the wetlands, and the removal of any trees within the wetland boundaries? As mentioned above, it appears that there are plans for removal of some trees in the area. In particular, it would be good to know what constitutes "existing vegetative undergrowth."

Your clarification of the issues raised will be very helpful both to the Conservation Commission and to the Selectmen as they work to develop a management plan for the Meadow Brook Conservation Area that benefits the Town and satisfies the conservation restrictions placed upon this property. Thank you for your help.

Sincerely yours,



Margaret Merritt, Chair of Sandwich Conservation Commission
Home: 603-284-6321
peggymeritt@gmail.com

cc: Rick Van de Poll, Town of Sandwich

EMAILS:

Margaret Merritt <peggymerritt@gmail.com> Tuesday, November 29, 2016 2:03 PM Sommer, Lori; Magoon, Linda; Rick Van de Poll; Town of Sandwich

Re: Wetlands Mitigation Property in San

Dear Lori,

Thanks you and Linda for your thorough and thoughtful analysis of the issues that I brought to your attention. Your clear articulation that the conservation restrictions contained in the deed are those that are now in force-- not those set out in the permit to CMI. I appreciate your pointing out that the interpretation of the language in that deed rests with an attorney. In summary, I believe that what you have said is that terms set out in the permit--which I cited in my letter to you--expired with the transfer of the mitigation parcel to the Town and that the conservation deed controls what and what cannot be done on the parcel. In terms of a management plan, I appreciate your reference to best management practices for forestry and agriculture.

I will report your analysis to the Conservation Commission at its Wednesday meeting and follow-up with you on Friday any questions raised there. Again thank you for your reply to the issues that I brought to your attention. Peggy

On Tue, Nov 29,2016 at 12:32 PM, Sommer, Lori <Lori.Sommer@des.nh.gov> wrote:

Hi Peggy,

I met with our compliance program coordinator Linda Magoon on the questions you posed in the November 4 letter relative to the CM I project. I also reviewed materials we have relative to the permit and am sending along two documents relative to the mitigation plan.

As Linda and I discussed, the role of DES in the mitigation parcel was to see it get legally protected. The mechanism that the Town and CMI pursued was a transfer of the fee to the Town which was completed upon signature and recordation in July, 2013. In these types of transfers DES may hold a third party right of enforcement but DES does not take an interest. The deed that got signed and recorded references the DES permit so in the future if this deed is transferred the new owner (and their attorney) would note that DES had involvement in the parcel's protection as a fulfillment of a permit requirement. Since the permit has been carried out and has expired, the deed language is the overriding document that should be reviewed in terms of how the property is managed. Questions on the interpretation of the deed language should be addressed by an attorney. I don't know if the town attorney may have assisted in the drafting of the deed and if so, they should be helpful in understanding the language.

Permit condition #35 is standard language for a project that involves finalizing a conservation transaction as the form of mitigation. It is included in the permit so while the conservation documents are being finalized nothing is cut or materials stored, etc. on the parcel until there is completion of the conservation. It runs for the length of the permit or until the deed for the

mitigation parcel is completed and then the conservation deed controls what can and cannot be done on the parcel.

In terms of management of the parcel, it is recommended that any forestry shall be carried out in accordance with the applicable local, State, federal, and other governmental laws and regulations, and to the extent reasonably practicable, in accordance with then current, generally accepted best management practices for the sites, soils, and terrain of the Property. For references, we suggest use of the "Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire 2004", and "Good Forestry in the Granite State: Recommended Voluntary Forest Management Practices for New Hampshire" (Good Forestry in the Granite State Steering Committee, 2010), or similar successor publications.

For agriculture to be performed, it is suggested that it be conducted in accordance with a coordinated management plan for the site and the soils of the Property and said agricultural management activities shall be in accordance with the then-current scientifically-based practices recommended by the University of New Hampshire's Cooperative Extension Service, by the U.S. Department of Agriculture's Natural Resources Conservation Service, by the New Hampshire Department of Agriculture, Markets, and Food, including but not limited to recommended practices in said NH Department's "Manual of Best Management Practices (BMP's) for Agriculture in New Hampshire" as may be revised, updated, or superseded from time to time, or by other successor governmental natural resource conservation and management agencies then active.

I hope this helps clarify questions with this property. I will follow this up with a call on Friday to see if you have any further questions. Thank you for your hard work on the Conservation Commission.

Lori Sommer

From: Margaret Merritt [mailto:peggymerritt@gmail.com]
Sent: Monday, November 21, 2016 3:49 PM
To: Sommer, Lori

Subject: Re: Wetlands Mitigation Property in Sandwich

Thanks, Lori. I look forward to talking with you.

Peggy

On Mon, Nov 21, 2016 at 3:09 PM, Sommer, Lori <Lori.Sommer @des.nh.gov> wrote:

Hi Peggy, I'm looking over the materials you sent DES and will be speaking with our compliance staff tomorrow to discuss the issues raised. I will try calling you with an update on Tuesday. Thank you.

From: Margaret Merritt [mailto:peggymerritt@gmail.com]
Sent: Monday, November 14, 2016 2:17PM
To: Sommer, Lori
Subject: Re: Wetlands Mitigation Property in Sandwich
Thanks. I look forward to hearing from you. Peggy

On Mon, Nov 14, 2016 at 1:25 PM, Sommer, Lori <Lori.Sommer@des.nh.gov> wrote:

Hello Peggy,

Thank you for your email and phone call. I have not been able to dive in the issues on this Project yet but will be able to by the end of this week. I'm sorry for the delay. Once I am able to review it I will be in touch. Thank you for your patience.

Lori

From: Margaret Merritt [mailto:peggymerritt@gmail.com]
Sent: Friday, November 04, 2016 9:22AM
To: Sommer, Lori; Town of Sandwich; Rick Van de Poll

Subject: Wetlands Mitigation Property in Sandwich

Dear Lori,

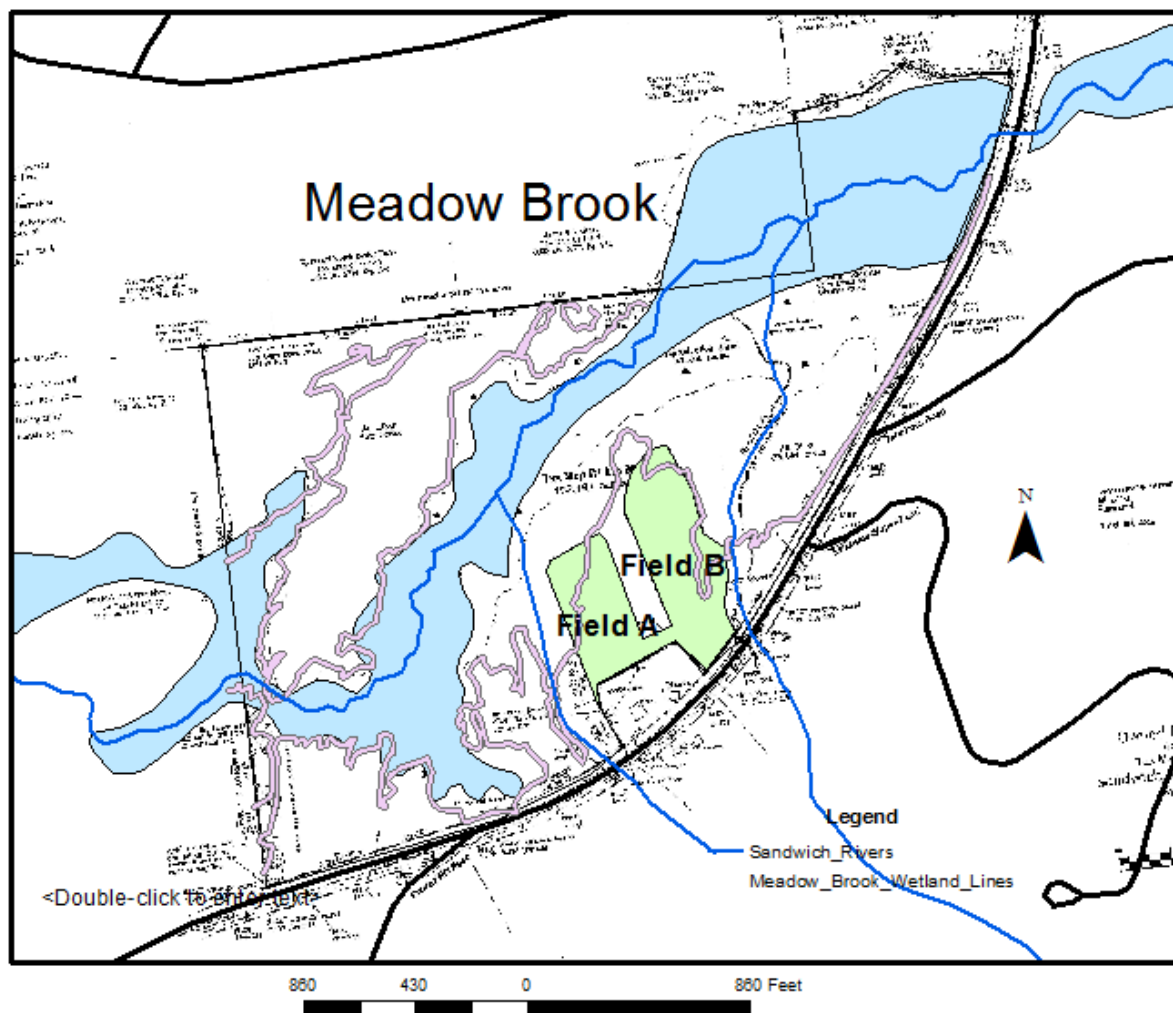
Attached is a letter asking for clarification of some issues related to the management of the 107-acre that the Town of Sandwich obtained to mitigate the damage done to wetlands in Tamworth by the CMI race track construction. Your response will be most helpful to the Town.

Best regards,
Peggy Merritt
603-284-6321

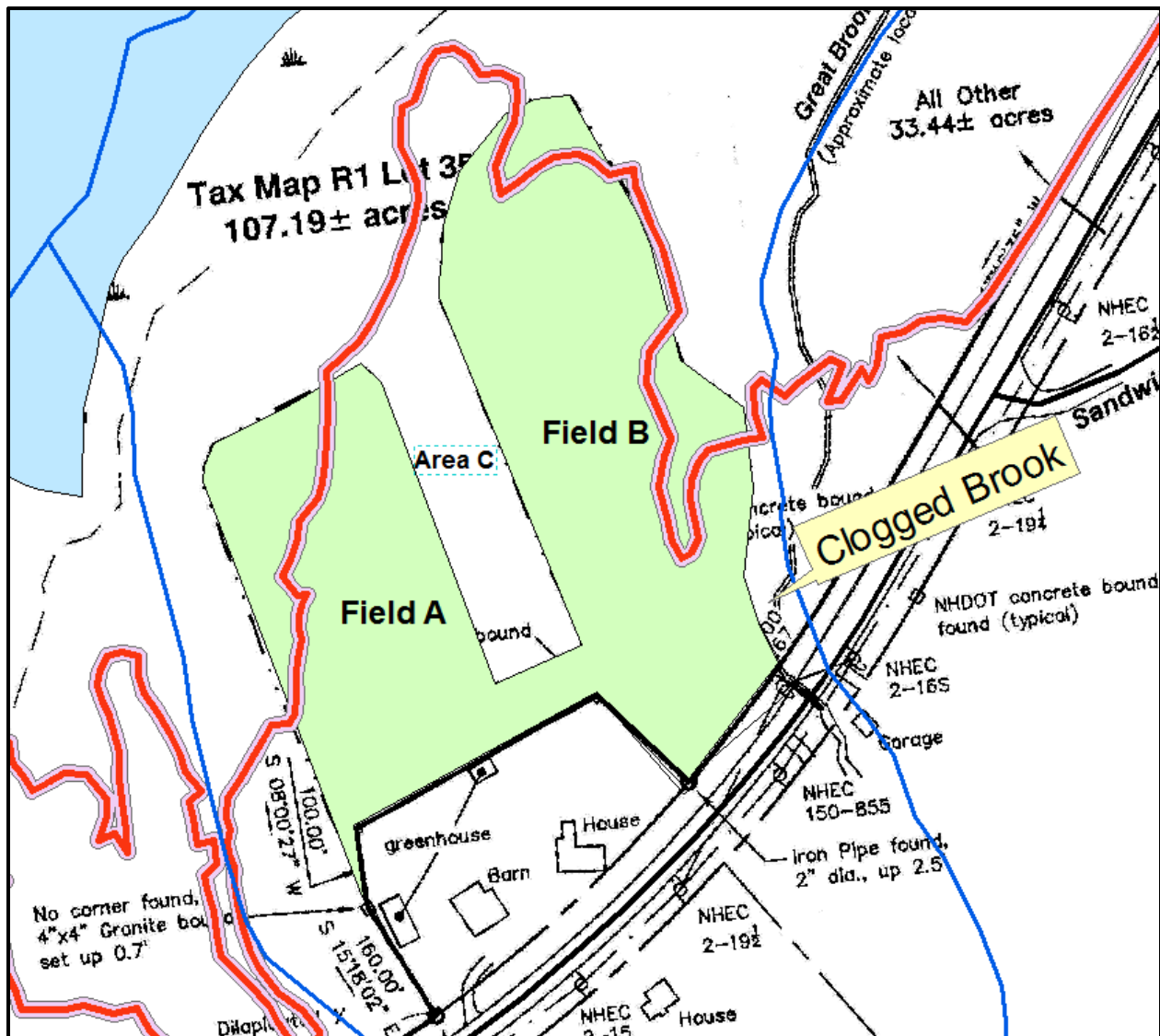
Appendix H

Agricultural Commission Documents Pertaining to the MBCA

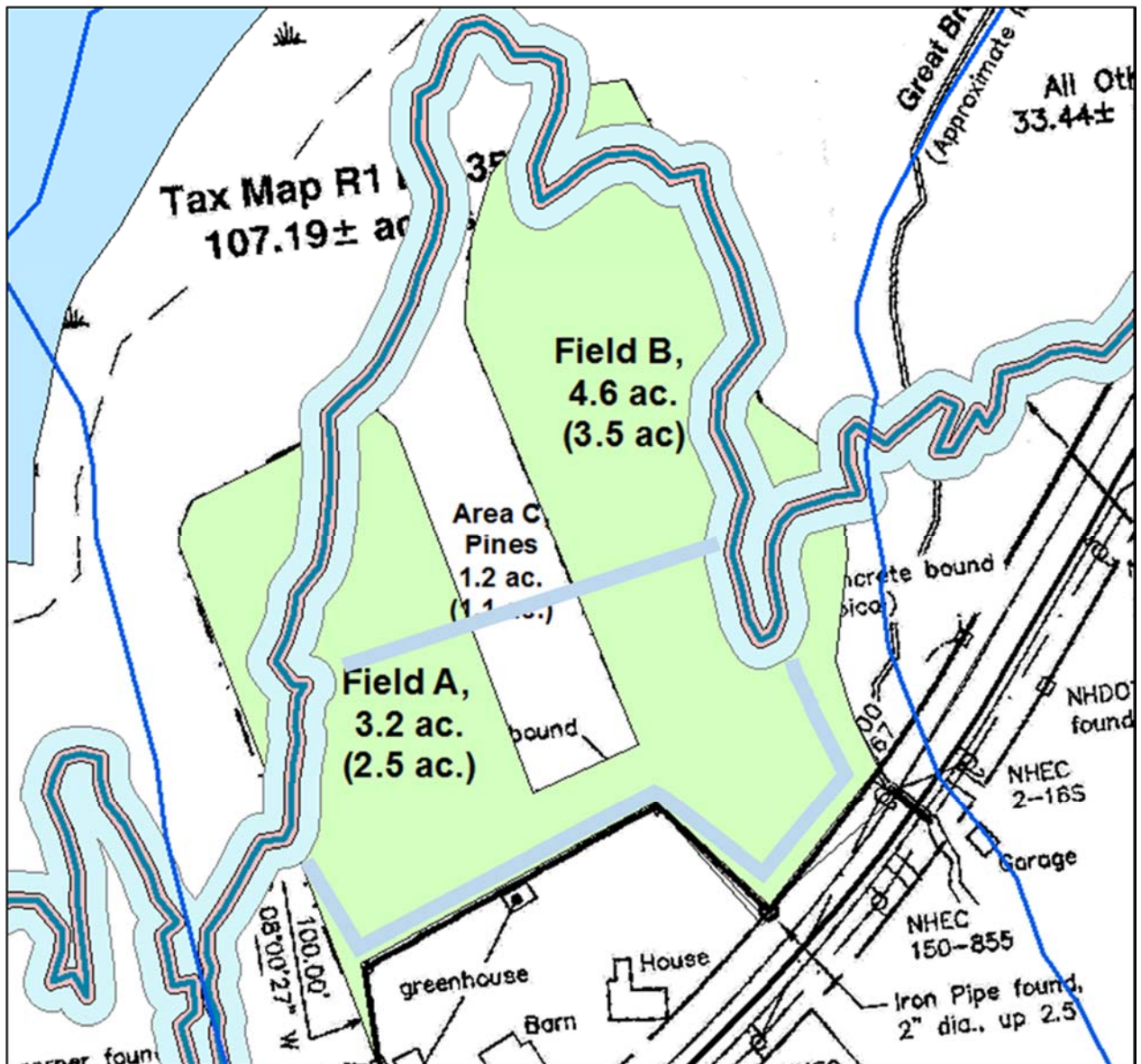
Sandwich Agricultural Commission Thoughts on Meadow Brook
February 22, 2016



Our idea: restore fields, approximately nine (9) acres, to agriculture. Assist funding by building a foot path around the edge of the wetlands boundary. Buffer any farm activity with a Monarch pollinator garden which may draw public interest and funding from sources such as U.S. Fish and Wildlife. Our ultimate goal is to restore fields to agricultural use while guarding wetlands and water quality.



Plans for Field A and B: approximately 8 acres, 6 to 6.5 acres when wetland areas are excluded. Field A is dry and ready to use. Field B is currently being inundated by water from clogged brook, Great Brook. A tree, laden with bittersweet, has recently fallen down into the brook, clogging the brook. This must be removed soon to avoid deep ditching of the field by strong melt waters and rainfall coming off the Ossipee Mountains. The red line is the wetlands boundary, as identified by the Town's hired consultant. The grey line next to that is a buffer. Trail and buffer of pollinator species will lead public visitors into the fields and around the property. Area C is growing in with white pine. It should be cut and, if possible, stumped. One (1) acre in size.



Trail about 1.1 kilometers in length with cross paths. Trail eight (8) feet wide, mowed regularly. Wildflower buffer twenty-two (22) feet wide planted with pollinator plants and Monarch butterfly food.