

**Danby Conservation Advisory Council
Minutes of Regular Meeting
April 1, 2013**

Present:

Joel Gagnon
Dan Klein
Mary Woodsen
Jake Brenner

Others Present:

Attorney Guy Krogh

The Meeting was called to order by Chair Joel Gagnon at 7:10pm

Minutes

The February Minutes were approved.

Conservation Easement Template

Guy answered several questions from the group and had some suggestions and ideas for us. He said that we can do a 'definitions' section to save repetition throughout the document.

He suggested the agricultural field and forest zones could be combined into one zone. Also, residential use and active use could be combined into one zone. That would leave environmental protection as a third possible zone.

He mentioned some databases that may be useful to us in mapping and evaluation: ERM, SHPO, FWS, and SPHINX.

Guy suggested that if we removed the tax-deductible component, the easement would be a lot shorter. Perhaps we could present potential donors with a checklist. If they check 'is a tax deduction important to you?' then we would present them with an addendum.

Jake asked if it is better to list prohibitions or allowances. Guy: both.

Then we went through the easement again. We made a note to include documents if they are referenced.

2.01 and 2.02 – are they both necessary?

.02b – Do we want to allow land to be divided among multiple owners? We will come back to this question. Also related to this is the question of making allowances for homes to be built in easements.

3.01a – Insert the word 'reasonable' in first sentence.

Continue reviewing at Article IV next time.

Next meeting April 29, 2013, 7pm.

Submitted by Dan Klein