



Town of Warner, New Hampshire
Conservation Commission
Meeting Minutes
September 4, 2024

Warner Town Hall 7:00 pm
In Person Meeting

Warner Conservation Commission (WCC) members present: Ken Cogswell, Michael Amaral, Susi von Oettingen, Alice Chamberlin, and Nancy Martin, Chair.

Members of the public present: Mike Smith, Warner Selectman, Barbara Marty, Tim Blagden, Nancy Ladd

Meeting began at 7:04 pm.

1. Approve Minutes- August 7, 2024, with the addition of January 3rd for “January meeting minutes”. Replace documents attached to minutes with documents are on file (regarding the co-occurrence maps). Minutes approved with 2 corrections.
2. Executory Interest- Blue Moon Berry Farm asking Town to take executory interest for the conservation easement. Nancy Martin will make a presentation to the Selectboard Thursday, September 5. Nancy will request the easement document from 5 Rivers for the WCC’s review prior to the WCC voting on accepting the executory interest.
3. Auctionable Properties – Selectman Smith requested the WCC look at 2 parcels on Tom Pond Lane, Nancy Martin, Alice Chamberlin, and Ken Cogswell visited the parcels, Michael Amaral visited them at a later date. First parcel, Lot 28-002 abuts a lane but the WCC did not know where exactly the parcel boundaries are during the site visit. Question regarding the process, a survey should not be required because the deeds are marked and there are pins marking the neighboring lots. Concern raised regarding selling the land and removing the option for public access to the pond. The access would be valuable to retain for future use, although not currently ideal for public access. The parcel could provide access for water quality mitigation (addressing a potential bloom for example). There is a second lot on the other side of the road, Lot 28-00401. Not a buildable lot. Motion was made to recommend to the Selectboard that the Town sell Lot 28-004-1. Motion was made to table the decision regarding a recommendation on the selling of Lot 28-002 until the WCC has more information regarding other public access to Tom Pond.

Two additional lots were submitted by Selectman Smith to the WCC for review as auctionable lots. One lot is 0.1 acre, sits on the corner of Birch Hill Road and 103, Lot 17-017 (transferred to the Town in 2021). The second lot is a 6.1 acre parcel that is land locked behind the old book store on 103, Lot 17-015 (transferred to the Town in 2021). The Town was contacted by the

abutters who are interested in acquiring the lots. Recommended that the WCC take a site visit September 11 at 11 am, meeting at the Town Hall.

Selectman Smith requests the WCC opinion on select tree cutting around the Town transfer station to get some additional Town revenue. Tim Wallace, Town Forester, will be giving the Selectman an estimate of the number of trees, possible value of the timber, and forest management objective of the additional trees being cut. The information will be shared with the WCC by the October meeting.

The agricultural commission asked Selectman Smith if it was possible to lease Town-owned land for agricultural purposes, Lot 21-009, 5.5 acres, in this case. Discussion ensued within the WCC regarding possibility of leasing. Need to describe a process for leasing (legal documents) Town-owned land. Selectman Smith will provide additional information on the potential for leasing land to the WCC and continue the conversation.

4. Conservation Fund – The WCC has a balance in the Conservation Fund, \$114,000 and may be getting an additional \$10,000 to the fund. The WCC should undertake to identify projects that benefit the Town. For example, land between the Blueberry Farm and Foster Farm could be conserved, connecting a number of protected areas. Another potential are was on Bound Tree Road, landowners approached the WCC a few months ago with their desire to put land under a conservation easement. A third potential was land off of Annis Loop Road that abuts the river that could be looked at. Another suggestion was to look at the rankings of Town-owned land for highly ranked parcels that could be put under a conservation easement. Alice Chamberlin will look at the Natural Resources Inventory map for high ranked parcels.
5. Tom Pond Site Visit – Michael Amaral, Nancy Martin, Tim Allen, and both neighbors visited a site contacted by a resident of Tom Pond for the WCC review of the possible removal of one hazard tree and the site work on a neighbor’s property that has changed the drainage of the area. Rain events now cause erosion into the pond. But, the site work should have triggered Dept. of Environmental Services review/permitting due to the fill within 250 feet of the shoreline. WCC involvement should be over, as this issue is a state-permitting issue.
6. Mt. Kearsarge Mountain Bike Trail-Update – Nancy Martin has tried to reach out to Ben Kramer, no response was forthcoming. It is unknown if an application has been submitted. September 27 at 1 pm, meet at the Toll Booth to take a hike on the proposed trail. Nancy informed that the WCC would take this hike and the date will be publicly noticed.
7. Economic Development Committee-Update – No news other than an open house is scheduled for the public to visit the Community Center. September 12 at 6:30. On September 26 at 7:00 pm, a listening session will be held regarding the future of the Community Center for the public to provide comments.
8. Collins Land Donation-Update – The donation has been completed. The Conservation Fund paid the legal fees. The Town now owns 16 acres including an active beaver pond.
9. Conservation Easement Monitoring this fall – Nancy Martin has a list of Town-owned properties that need to be monitored. Nancy will send the list to the WCC members with appropriate forms and request a commitment to monitor the easements.

10. Housing Committee-Update – Barbara Marty – the Housing Committee is waiting for the final review by the NH Central Regional Planning Committee, after which a draft will be available for public review.
11. Forestry/Wetlands permits – No update available.
12. New Business – Barbara Marty – Noted that there will be a booth staffed by the NH Fish and Game, Trout Unlimited, and the Warner River Local Advisory Committee during the Fall Foliage Festival. Ms. Marty asked if WCC members might be interested in helping staff the booth.
13. Mink Hills Stewardship Committee – No update.
14. Adjourned at 8:51.