

Town of Warner, New Hampshire
Conservation Commission
Wednesday, June 4, 2025
Meeting Minutes

Warner Town Hall 7:00 pm
In person Meeting

IN ATTENDANCE:

Nancy Martin (chair), Alice Chamberlin, Ken Cogswell, Michael Amaral, Jackie Germain (alternate), Doug Allen, Phil Stockwell (alternate)

Public Attendees:

Ann Eldridge- Bradford, NH Conservation Commission Chair, Mike Smith Chairman Town of Warner Select Board

Meeting began at 7:05 pm

1. Ann Eldridge- Bradford's Surface Water Protection Regulation
This regulation was passed at Bradford Town Meeting in March 2025 with the help of Central New Hampshire Regional Planning Commission and The Town of Bradford Planning Board. Ann explained the detailed process of writing the regulation over fourteen months simplifying the text and making it reader friendly, gaining support from the community to protect the surface water in their town
2. Approve Minutes- May 2025
Minutes approved with 2 spelling amendments.
3. Mike Smith- Town Owned Properties
Nancy Martin provided the Select Board and the Planning Board a list of 10 town owned properties to prioritize.
The first discussed was a 3.11 acre lot on Bartlett Loop; Map 14-46-1. The Selectboard has received a letter from a real estate agent who has a client interested in purchasing this lot. Phil Stockwell spoke of the parcel's proximity to the Warner Fish and Game Club's shooting range. The noise would be deterrent to selling the property for a house lot. The proximity to Willow Brook and the brook's wildlife and recreational importance was also discussed by the members. A vote was taken with 5 votes to keep the parcel as a town owned property with 1 abstention. This decision will be brought to The Select Board.

The second property discussed is a 22 acre parcel, Map 09-012. Trees have been cut from this property for town revenue. Because the property has an irregular shape, Mike discussed the option of dividing the lower section of the lot which borders The Chandler Reservation. Mike suggested selling the upper portion as a building lot and perhaps giving the lower part to The Chandler Reservation. The committee voted unanimously that there would be no objection to The Select Board for that plan.

4. NRI Draft- Select Pictures

A collection of photographs, submitted by local residents, was viewed and selected by the WCC to include in the NRI. Alice suggested we meet again with Craig Tufts (Central New Hampshire Regional Planning Commission) to continue discussion on improving the readability of the NRI draft and to further explain the use of the Story Map as part of the NRI. Nancy will ask Craig to attend the September meeting of the WCC.

5. Workforce/Affordable Housing- R.A.W Conservation Easement

The application for a 47-unit work force housing structure (Map 35 lot 4-3) was denied by The Zoning Board. The developers will bring a revised building plan to the next Zoning Board meeting. The new plan reduces the proposed number of units in the Building

6. Mt Kearsarge Mountain Bike Trail

No progress or updates on the proposed trail

7. iNaturalist Training

2 trainings have been scheduled for those interested in using the iNaturalist APP. June 14th 10:00 am at South Cove Center in Grantham, and July 10th at 6:00 pm at the Dunbar Free Library in Grantham

8. Forestry/Wetlands

Ken reported that there will be several Intent to Cut permits coming next month.

9. Garage Hazardous Materials

Concern by WCC Board members regarding potential hazardous materials in the garage located on the property of the former Maples at Warner, 69 East Main Street. Because the structure borders Willow Brook, the WCC has reached out to the Select Board for town guidance before the structure is demolished.

10. Adjourn

The meeting was adjourned at 8:45 pm.

