



Town of Warner, New Hampshire

Conservation Commission

Warner Town Hall

September 3, 2025, 7:00 pm

In Person Meeting

Draft Meeting Minutes

Zoom meeting: <https://us02web.zoom.us/j/85055760896>

Passcode: 1234 Meeting ID: 850 5576 0896

Find your local number: <https://us02web.zoom.us/u/kAPmQj7jB>

Warner Conservation Commission (WCC) Members present: Alice Chamberlin, Ken Cogswell, Doug Allen, Susi von Oettingen, Nancy Martin, Chair.

Members of the public present: Barbara Marty, Bob Bower, Ed Mical

Via Zoom: Craig Tufts, Central New Hampshire Regional Planning Commission (CNHRPC)

Meeting started at 7:03 pm.

1. Approve Minutes- July 2025, Regarding item 3, create a chart regarding the town-owned properties, or upload the excel spreadsheet made available to the public. Susi will forward spreadsheet to the Commission members and it will be added to the September minutes as an attachment. Minutes accepted as is.
2. Interactive NRI Demonstration- Craig Tufts. Demonstrated similar Interactive NRIs – one from Boscowan and one from Deering. The StoryMaps are on the CNHRPC ESRI account. For example, the Deering StoryMap is found at <https://storymaps.arcgis.com/stories/f20771313cc9425993c5c1d046fe54cb>. In Deering put the entire NRI document into the StoryMap. Started with content taken directly from the written plan. After introduction, the chapters with the different categories follow, including interactive co-occurrence results. Note the input layers and NRI output of each map.

Requesting the Warner NRI interactive StoryMap similar to Deering's might require adding to the scope of the contract. Adding sliders to the maps, would be additional work and time consuming. Question – asking if we can be selective in having more in-depth discussion on certain chapters, e.g. the Warner River or unfragmented forests/habitat. Suggesting that prioritizing some chapters over others might not provide the best overall information in the StoryMap. Is including everything in the NRI in the StoryMap too much information that may not be read (i.e. Deering) or keeping it more straightforward/simple (i.e. Boscowan). The NRI will be on the website (all of the content including static maps) with links to the pdf embedded in the StoryMap (primarily interactive maps with minimal content).

Question – practical application of the document? How do maps influence future recommendations that the WCC might make for conservation? Potentially for future conservation easements, recommendations for zoning variances, etc.

Recommendation to develop a StoryMap similar to the Boscowan StoryMap with potentially more information incorporated. Craig will provide a draft StoryMap, and keep the WCC informed as to the progress of the StoryMap development.

3. Mt. Kearsarge Mountain Bike Trail – Nancy Martin provided an update. Lead, Benjamin Kramer, could not be at the meeting tonight. Nancy read the August 20, 2025 email sent to the WCC. (submitted as an attachment). An application for the Mt. Kearsarge Mountain Bike Trail to the NH Division of Natural and Cultural Resources will be submitted by Benjamin Kramer on behalf of the New England Mountain Bike Association relatively soon (with a few weeks?). It is Bob Bower's understanding that the Mountain Bike path would not be on private property, but would skirt the Toll Road. The Kearsarge Gore Farm is concerned about spillover onto private property. Concerns are that the trail becomes an event venue in order to raise funds to compensate for the costs to build the trail. Believes that the mountain bike trail will have an effect on traffic, wildlife, hunting in the area, and spill over onto Gore Road and other areas.

Anyone who has comments about the proposal should reach out to Eric Nelson and higher ups of the DNRC and/or Karen Hill (executive counselor).

4. Surface Water Protection in Warner- Matt Monahan. Question to the WCC, what do we know about surface water protection in Warner? Have a limited amount of surface waters (ponds/lakes) and the Warner River and its tributaries. Matt has Bradford has overlay district for the planning board with basic standards (setback from reference line, impervious coverage), prohibited uses and conditional uses (i.e performance standards). The bulk of the ordinance focuses on conditional uses that are permitted with certain required protective measures. District boundaries are surrounding waterbodies, e.g. 250 foot buffer around certain lakes equals the surface water protection overlay. 250 foot buffer around the Warner River 75 foot buffer around larger streams, and 50 foot buffer around tributaries.

The WCC needs to discuss what surface water bodies in Warner should be the focus of a surface water district in order to determine whether such a district is needed/useful. First step is to engage the Planning Board in this discussion because the Planning Board needs to present it to the Town.

Note the revised Flood Plain maps are nearing completion and will be accepted by FEMA some time this year.

Matt suggests the first step is to identify what should be protected and why (WCC task), and then present to the Planning Board. May look to the NRI to identify high conservation value areas near waterbodies that would be identified as needing protection. Suggest a work session to discuss how to proceed at the next WCC meeting October 1, 2025. Suggestion from Matt to have an understanding of the average parcel size within the key water bodies of interest.

5. Location for Willow Brook/5 Rivers Sign – postpone discussion until next month.
6. Catch Workforce Housing/ Conservation Easement at Exit 9- Update by Barbara Marty. A rehearing was requested and denied. Catch may go to the Housing Court for a judgement or wait until next July because of new legislation that removes the Zoning Board participation. Unknown if Catch has bought the property or not, originally were going to wait to buy the property if a favorable decision had been made. Note, the lot is approximately an 13 acre lot, the building can only occur within approximately 2.3 acres, the rest is under a conservation easement. The easement has a restriction for fencing, but the building plan did include a fence. The Planning Board would have to rule on that.

7. Davisville Bridge Reconstruction – Nancy Martin has the engineering design and dredge and fill application for the bridge reconstruction for review by Doug Allen.
8. Forestry/Wetlands permits – DOT has gone forward with a dredge and fill permit for the bridge reconstruction project.
9. Planning Board – Alice Chamberlin observed on the agenda item for discussion of in the rewrite of the regional master plan written in 2015. The plan focused on development and housing in Warner, but also included natural resources. However, no contact has been made to the WCC for input on the natural resources. CNHRPC will be looking for input from the town on a number of questions, including natural resources. Barbara Marty provided an update and her note that she sent a letter to the CNHRPC asking if the towns have received a notice regarding the questions that need to be addressed.
10. Adjourned at 8:59 pm.