



Town of Warner, New Hampshire
Conservation Commission

AGENDA

Warner Town Hall

October 1, 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

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

Members of the public present: Ed Mical (Emergency Management for Warner), Harry Seidel (Selectman), Benjamin Kramer, Bob Bower.

Via Zoom: None

Meeting started at 7:00 pm.

1. Approve September Minutes – Approved with no edits.
2. NRI-Vote to Finalize, Nancy Martin updated. The pdf version is complete. The WCC voted in favor of finalizing the document.
3. Mt. Kearsarge Mountain Bike Trail – Benjamin Kramer reported an update. The application for the Mt. Kearsarge Mountain Bike Trail has not been submitted. Mr. Kramer provided a draft application to the Eric Nelson, (NH State Parks) for feedback. For continued discussion with the State, the final application should be submitted. The application should be submitted by the end of the year. Once submitted it would be put on the agenda for the State Trails Advisory Committee. The application has a number of questions. For example, the State will consider how much a burden the trail will be to natural resources and State Parks (resource protection and operational deficiencies). E.g. what are the benefits and what are the drawbacks. Note, the New England Mountain Bike Association (NEMBA) will be paying for surveys and is interested in contracting a biologist to survey for natural resources. The WCC will provide a potential contractor to Mr. Kramer.

Additionally, the Society for the Protection of New Hampshire Forests is in the process of buying two inholding parcels of land and donating to the State Park.

Question – what would the future of the trail be? Response – will only ever be one trail, will not be a mountain bike park. To develop the trail, a small tractor will be used to create the trail, will minimize soil disturbance, adding rocks to stabilize steep parts, some tree clearing. Will be close to the auto road.

Question – if demand for the trail requires expansion of the parking lot, would the State be responsible for expanding the parking lot? Response - Yes, the State would be responsible for any expansion. The State most likely would raise rates to enter the park if it gets too busy.

Question – How many riders would show up to ride on a peak good weather day? Response – most likely around 10 riders per day.

The trail would be one of the top five elevation drop trails in the East Coast. It will be steep in places.

Mr. Kramer will provide all documents (draft or final) to the WCC soon.

Question – How will “spider” trails spinning off the proposed Mt. Kearsarge Trail be prevented? Mr. Kramer does not believe that this type of trail, and in the challenging location will occur. Primarily due to the topography and difficulty in developing such a trail. And ultimately, NEMBA needs to demonstrate that they can manage the trail appropriately.

Question – Will hikers be using the trail. Response – Yes, and the trail will be designed to provide visibility of riders to hikers (and visa versa).

Concern of the WCC – it is important that the trail follow the course of the road to minimize environmental impacts to the natural resources. The top half of the trail is the steepest, about 1.5 to 2 miles and follows the road relatively closely. Further down the trail, the interest to bikers is less because the steepness is less, the trail veers further from the road to minimize impacts to the environment from, for example, water runoff.

Question – would events be planned and how many? Response – events are unlikely to occur. Is only one trail, so not worth bikers traveling from afar. Mr. Kramer spoke with 3 organizations that organize mountain bike events (races for example), and none felt that one trail was worth holding an event.

Discussion was had regarding response to emergency situations. Should be similar to an emergency for hikers on Mount Kearsarge. Mr. Mical recommends an emergency plan be developed for addressing potential emergency situations.

What are uses of the multi-use trail? – primarily hikers and bikers.

Does the trail stay within the State Park and not in the State Forest? Response – stays in the State Park.

Mr. Bower noted that a NH group of gravel bikers ([GRVL](https://www.grvl.net/) - <https://www.grvl.net/>) have posted gravel roads, including the Gore Road and the Lincoln Trail for gravel riding. Also noted “spider” trails spinning off some of the advertised gravel roads. Concerned this would happen as a result of the proposed mountain bike trail.

4. Surface Water Protection in Warner – Nancy Martin, Discussion relative to whether the WCC would like to work towards surface water protection regulation similar to the Town of Bradford’s passed this year. Barbara Marty provided a letter to the WCC in support of developing such a Town regulation. The letter is available in the WCC’s files. The WCC needs to provide a lead to work with the Central New Hampshire Regional Planning Commission.

Question – will these regulations actually stand given the recent loss of local control by state legislation?

Question – what water bodies would specifically be addressed? And what are the threats to these water bodies? Suggest a review of the waterbodies within Warner that could benefit from a regulation and an assessment of threats that might occur within the areas potentially managed by the regulation.

5. Location for Willow Brook/5 Rivers Sign – tabled for future discussion.
6. Henniker ATV Mink Hills Trails – Nancy Martin received an email from a Henniker resident regarding a meeting with the Henniker Selectboard with residents who were complaining about the ATV noise and disruption to residents. There will be proposed trail rerouting into the Mink Hills, including into Warner. T1 trail will drive more traffic to Dummer, Bear Pond Road, and Hoyt Lane (all currently open to ATVs). Nancy has a map with the proposed rerouting. This is now a regional issue because it will impact more towns. One argument held by ATVs is that there will be no people in that area that will be bothered, however, this does not address the environmental impacts to the area.

A member of the ATV club questioned whether Nancy Martin, Chair of the WCC was representing the town of Warner during a meeting discussing the proposed rerouting of the trails and increased ATV traffic in the Warner Mink Hills. Harry Seidel raised the subject with Selectman Alfred Hanson stated that the Selectman is the body to make decisions. Nancy Martin will speak to this issue on October 15th.

7. Possible Warner River Pollution Sites –
 - a. Willow Brook garage issue, Nancy Martin provided an update. She spoke with the landowner regarding the removal of the garage. The landowner proposes to remove the garage next spring. Note, no building can be erected in its place. The WCC is interested if anything hazardous is being stored in the building. Suggestion that the Town write an official letter asking if anything is being stored in the building.
 - b. Stevens Brook - Nancy Martin received a complaint from a Warner resident about the homeless encampment near Stevens Brook. The encampment is on town-owned land.
 - c. 103 East/Webster Boundary property by the Warner River with potential leaching into the river from junk stored on the property. The Selectboard is the only entity with the authority to require the owner to clean up the property. There has been at least one effort by the Town that was unsuccessful to require the owner to clean up the property.
8. Davisville Bridge Reconstruction – Doug Allen. Currently a 3-span bridge, proposed bridge will be a single span bridge that will be an improvement to water flow. Approximately 575 square feet of wetlands may be affected. There may be an opportunity to get a reimbursement by the state (to compensate for wetlands impacts) to do a project in Warner.
9. Exit 9 Conservation Easement- Catch Workforce Housing, Nancy Martin provided an update. There may be an appeal, but no movement. Thought is that the project proposal will go to the State Housing Committee for an appeal to the Town's decision.

10. Ausbon Sargent Land Protection Trust Conservation Effort – Nancy Martin update. An application to LCHIP to protect 60 acres off of Loud Lane.
11. Forestry/Wetlands permits – Ken Cogswell, no new Intent to Cuts in the Town. Still a dredge and fill application for the Davisville Bridge. A second wetland permit at Daisy Hollow Lane was permitted for forestry operations.
12. New Business – potential conservation easement of 85 acres on Schoolhouse Lane. Would the WCC be interested in pursuing a conversation with land trusts to work towards an easement. Suggest looking at the NRI maps to see how the property falls out. The WCC will look into the potential benefits of conserving the land.
13. New Business – Michael Amaral, New Hampshire Audubon Environmental Policy Committee will be meeting in October 21 at 4 pm to discuss rodenticide use in New Hampshire. Michael Amaral is planning on attending the meeting.
14. Adjourned at 8:51 pm.