



Town of Warner, New Hampshire

Conservation Commission

Draft Meeting Minutes

Warner Town Hall

January 7 2026, 7:00 pm

In Person Meeting

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

Passcode: 1234 Meeting ID: 850 5576 0896

Warner Conservation Commission (WCC) Members present: Michael Amaral, Jackie Germaine, Scott Warren, Phil Stockwell, Alice Chamberlin, Ken Cogswell, Susi von Oettingen, Nancy Martin, Chair.

Members of the public present: Andy Deegan, Ausbon Sargent Land Preservation Trust (ASLPT), Hannah MacBride, Laura Russel, Gary Young

Via Zoom: Craig Tufts, Central New Hampshire Regional Planning Commission (CNHRPC), Mickey Benson (unfortunately, Zoom lost audio and Mr. Benson dropped off).

Meeting started at 7:05 pm.

1. Approve December 2025 Minutes – The minutes were approved after one typo was corrected.
2. Andy Deegan- ASLPT Request for funds – Is seeking funding to get a Conservation Easement for the Duncan, Warner 70 + acre project about 68 acres would be under easement. This project has ample public benefit. Conservation land abuts this property. Will have a forestry management plan in order to protect other natural resources, therefore, forestry will be allowed with a plan. There is a wetland complex on the property with documented wildlife presence. This property is almost 100% ranked in the NH Wildlife Action Plan, identified as highly important. There is a beaver pond associated with the wetland complex, the complex releases water into the Warner River. It is important to protect this part of the Warner River watershed. ASLPT will be responsible for enforcement of the conservation easement and able to manage the property and the natural resources on it. There is a house associated with the property, however, the ASLPT will only be responsible for the land under the easement. The easement has not yet been drafted, will be the standard easement allowing agricultural use and forestry. At the December meeting, the WCC discussed contributing \$50,000 to \$70,000 to the project. A motion was made for the WCC to provide \$65,000 towards the purchase of a conservation easement for Duncan property in Warner. The motion passed.
3. Disputed boundary/conserved land- Hannah MacBride – Ms. MacBride owns property behind the Indian Museum. A document was found that contradicts the land boundary, including acreage under a conservation easement. It would take 9.4 acres out of the MacBride ownership and added to another property. Gary Young walked the property. Mr. Young identified a number of boundary markers. Nancy Martin described the history of how the adjacent property was recreated similar to the original farm. It may be that the boundaries were confused over the years. The other landowner had a certified surveyor resurvey the property and determine the 9.4 acres did not belong to Ms. MacBride. The 9.4 acres would no longer be under the existing conservation easement. The WCC needs to find out if the 9.4 acres is still under a conservation

easement or not. Michael Amaral noted that the WCC conservation easement medallions were removed from the 9.4 acre boundaries.

4. Warner NRI Story Map- Craig Tufts, CNHRPC – Alice Chamberlin noted that there were difficulties accessing the NRI on an Ipad. It should be tested on different platforms. Works fine on laptops. Might not work on a phone or a tablet. Recommend noting that certain platforms may not work for the NRI StoryMap. Suggestion that a different example for the slider be presented instead of the current example. Use the drinking water layers example. Alice Chamberlin suggested that the link to the NRI be at the end of the introduction, not the end of the StoryMap. Suggested to put a summary of the recommendations at the beginning in addition to the end. Add a link at the beginning of the document to skip to the recommendations and a link to the NRI document itself. Include a brief introduction of what is a StoryMap, a brief explanation of co-occurrence and bullets of the recommendations (with links to the recommendation section).
5. Mt. Kearsarge Mountain Bike Trail – A letter from Nancy Martin went to the Selectboard and members of the Trails Advisory Committee and other State agency staff. Alice Chamberlin will forward to Warner’s elected officials. A petition is being circulated for signature for a Warrant Article to request the State entities to deny further consideration of the current proposal until concerns and deficiencies have met. Nancy Martin will request the Board of Selectmen write a letter to the Director and State Forester with copies to members of the Trails Advisory Committee requesting they allow public comments on the proposed Mountain Bike Trail from the Town of Warner and the general public.
6. Warner’s Conserved Lands Map Revision – The current Conserved Lands Map needs to be updated and revised due to at least one inaccuracy. Need to add the Blueberry Farm easement and possibly the Knoxland easement. Nancy Martin will discuss the revision of the Conserved Lands Map Revision with Doug Allen who volunteered to update the map. Goal to have the map available for Town Meeting.
7. ZBA Update-Exit 9 Conservation Easement & Catch Housing – Information from Barbara Marty who attends hearings at the State Housing Committee (no public comments allowed). The pre-trial memo is with the Town Attorney. The Hearing will be January 22, the ZBA will be addressing Catch Housing prior to the hearing.
8. Monitoring Warner’s Conservation Easements – Nancy sent a list of WCC members who were assigned specific easements to monitor. Michael will communicate with David Reese regarding the property and one boundary marker that has not been recently found. Nancy will send out the updated monitoring reports. Easements need to be monitored by this spring.
9. Forestry/Wetlands permits – one shoreline permit from DES requesting additional information on Tom’s Pond. No other permits have been reported. Ken is working with Elizabeth to get a total count for permits in 2025.
10. WCC annual report – send edits ASAP in order for Nancy Martin to submit to for the Town Report.

11. New Business-Jackie Germaine –. New London received an award for their effort to reestablish the American chestnut. American chestnut seedlings are available at a cost and with instructions for planting to the general public or organization from the American Chestnut Foundation. The New Hampshire Environmental Educators have grants for doing outdoor activities.
12. Adjourned at 8:45 pm.