

**Conservation Commission Meeting
Public Minutes
September 13, 2023**

Members Present: Bob Stephens (Vice Chairman), Brian Silva, Andy Laroche, Russ Kelly for Andy Artimovich, Matt Lipinski, Doug Cowie (Alternate), Becky Dunham (Alternate), Lise McNaughton arrived at approximately 6:40pm.

Vice Chairman Stephens called the meeting to order at 6:35pm.

Agenda Items

1. **Attendance:** Motion by Laroche, second by Lipinski, to appoint alternate members Cowie and Dunham as voting members in tonight's meeting. Unanimously approved. Upon McNaughton's arrival, Dunham withdrew as a voting member for tonight.
2. **Minutes Review:** Motion by Lipinski, second by Silva to approve 8/09/23 public meeting minutes. Unanimously approved, subject to verification by Lipinski that two consultant candidates had been interviewed by former Chairman Young (subsequently verified).
3. **Bills & Reimbursements:** None.
4. **Membership:** Motion by Stephens to appoint alternate member Becky Dunham to full member, replacing Mark Young who had recently stepped down as a member of the Commission. Motion was seconded by Silva and unanimously approved.
5. **Business**
 - a. Town Boundaries Update: Stephens reported he is coordinating with Exeter. Lipinski reported trading calls with Kingston. No other updates were reported.
 - b. Tremallo Subdivision (Middle Road): Planning Board has approved this development. Stephens requested that McNaughton take over reviewing this matter because Dunham is a neighbor and may have a conflict of interest.
 - c. Great Bay Investment (RTE 125): N/A.
 - d. Consultant: Stephens will reach out to first choice candidate from interviews and request a statement of work be developed based on the candidate's submitted proposal.
 - e. Conservation Manual Update: McNaughton reported she is working on the update and that she and Dunham will collaborate on completing it. Lipinski offered to help. ETA for redline distribution is November meeting.
 - f. Longview Place (Magnussen Farms) Development: Brendon Quigley with Gove Environmental presented its development proposal for 13 lot subdivision, including plans for protecting two wetlands areas within it. Commission input is being sought on proposal to adjust a small portion of the boundary line on map of one wetland area so it correctly corresponds to the actual area and accurately portrays the wetland delineation. Planning Board had approved development plan without this adjustment. After

discussion, Lipinski moved to defer decision to October meeting. Laroche seconded and the motion was unanimously approved.

6. Prospective Conservation status/updates (non-public as needed under the law)

Fuller Property Discussion: Jeremy Lougee of SELT presented a revised budget package for conservation of this property whereby the Town would contribute \$250,000 of bond money instead of the previously requested \$355,000. A copy of the revised proposal has been attached as an addendum to these minutes. Substantial discussion occurred regarding public access and land use stipulations within any proposed conservation easement. Lougee stated the easement would be silent on these matters so the current and future property owners could make those determinations. Following discussions, Kelly moved that the proposed budget and conservation approach be approved. Cowie seconded and the motion was passed by a 5-1 vote, with 1 abstention (Stephens).

Webb Property RFPs: Stephens summarized land status, configuration and size, including surrounding land already in conservation. He stated that in response to previous questions raised about land use, no evidence of prior use as a junk yard has been found on the property. Lipinski moved that previously received Appraisal and Wetlands Assessment proposals be approved. Laroche seconded. Discussion ensued with questions raised about whether the land may be more valuable if not conserved, tax consequences to the Town if developed, and concerns about the Town potentially taking a risk on the commercially developable portion of the tract. Conservation of only the wetlands portion through a conservation easement was encouraged, as opposed to the Town owning the land. Lipinski then withdrew his previous motion, pending execution of a Memorandum of Understanding (MOU) with the current owner regarding the terms of a potential conservation easement on the wetlands portion only.

Swasey Property: Dexter Swasey requested deferring further discussion of this property to the October meeting so his other interested siblings and family members can also be present to discuss, and potentially agree on, terms of a conservation easement before expending any funds prior to conservation.

7. Other Business

Dunham reported the following:

- A question was raised on the Mill Road property
- We don't yet have a master list of all conservation easements in Town. She has a list from SELT and is working with the RPC to obtain a comparative list.
- The Town's Communications Committee has asked for a list of Commission members and functions.
- The Plan NH group has submitted its proposal to the Selectboard for future Town expansion and development. All Commission members are urged to become familiar with it.
- Hazardous Waste day is this Saturday, 9/16.

- Boston University has requested data on two conservation properties; response has been sent.

A Town resident advised of existing New Hampshire State Conservation Commission podcasts for anyone interested.

Upon motion by Cowie, second by Lipinski, the meeting was adjourned at 8:59pm.