

# Brentwood Conservation Commission

Meeting Minutes – April 9, 2025

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*Members present:* Chair Becky Dunham, Lise McNaughton, Rob Wofchuck, Paul Kleinman, Bob Stephens

*Alternates present:* Heather Dudley-Tatman, Doug Cowie, Patrick Marcoux, Emma Laham

*Guests:* Jeff Dvorak

Dunham called the meeting to order at 6:29 pm. Motion by Dunham, seconded by Wofchuck to allow Dudley-Tatman and Marcoux as a voting member; passed 5-0.

**Minutes Review.** Minutes from the March 12, 2025 meeting were discussed. Motion by Wofchuck to approve the minutes as amended, seconded by McNaughton to approve as amended; passed 7-0.

**Bills.** Dunham would like to be reimbursed for \$16.94 Dollar Tree and \$7.50 Walmart for office supplies out of the budget; and \$46.97 Amazon for gloves for the cleanup event out of the budget for events. Stephens moved to reimburse Dunham, Marcoux second; passed 7-0.

**Guest Speaker Series.** May reminder- GreenSnow presentation May during next meeting which will start at 6pm. Bruce Stevens has arranged this and will invite other boards to attend. July – NRCS to be coordinated by Stephens or Easements 101 by Anna Boudreau to be coordinated by Dunham.

## Old Business

- a. Nooney/Munger update – approximately 11.12 acres to be purchased for conservation using the conservation bond. Selectboard and owners have signed purchase and sale agreement. Tom Ford Environmental Services completed a Phase I Environmental Site Assessment (Phase I ESA). The Phase I ESA finding was that no further environmental assessment was recommended. Dunham to send electronically. Dunham, town administrator, and bond counsel had a call to review the required documentation and steps. RSA 33:1 requires a public hearing. Discussion on need to have a public hearing but concluded to proceed based on bond counsels' recommendation. Dunham presented draft language that she has been working on with the Town Administrator for the Public Hearing notice.

Dunham requested a motion to continue with the purchase of the property. Kleinman motion to approve and proceed with the purchase, as previously approved by the selectboard, of 11.21 acres of land for conservation purposes located on the northeast side of South Road, tax map 222.005, currently owned by the Nooney-Munger Revocable Living Trust, using \$225,000 from the Conservation Bond approved at the March 2022 Town Meeting. Wofchuck seconded motion, approved 7-0.

Next steps title search and deed language. Dunham presented an update on transaction costs:

Anticipated costs from Conservation Fund for auxiliary costs originally \$23,100. Bond counsel costs will be less than estimated (\$6,000) and Consultant Anna Boudreau's costs are moved to budget. Wofchuck expressed concern that a survey to mark property boundary may be a good idea. Dunham to get quote to have survey updated. Wofchuck moved to use Conservation Fund up to \$23,100 for the transaction costs for

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the purchase in fee simple of the approximately 11.21 acres of land located on the northeast corner of South Road currently owned by the Nooney-Munger Revocable Living Trust. Stephens seconded, passed 7-0.

Great Bay Resource Protection Partnership grant due Friday for transaction costs. Dunham working with Anna Boudreau and Jeff Dvorak to apply for reimbursement for expenses (appraisal and phase I). Dunham asked Kleinman to present to Selectboard request to use the extra bond money from Fuller towards the Munger-Nooney property.

b. Pickpocket Dam – Dunham reported that Eric Turer submitted a request to review the dam status evaluation prepared by the state.

c. Recreation Update – Dunham and Dudley-Tatman meet Andy Gray and Gary Cowan from Hillside Landscaping at the Brentwood Rec center to walk the property and get an understanding of the proposed drainage upgrades. Dudley-Tatman presented a brief summary. Field currently drains in two directions. Far side currently drains via overland flow to treeline, they will just regrade to remove low spots that are collecting staining water. On the parking lot side they will grade the existing low spot at the base of the slope between the fields to drain towards the parking lot without collecting in low spots. A catch basin will be installed beside the parking lot with an outlet pipe to the ground surface directly across from the parking lot in an existing wooded area. The wooded area does not appear to be wetland or directly connected to the wetlands further into the wooded area. Grey reports that the fields are fertilized 4 times a year and the application meets the state fertilizer application best management. Discussion concluded that there is no exception taken to the proposed plan to improve field drainage.

d. Community events

Roadside Clean-up – Marcoux - announcements on Facebook and in Newsletter, at Brentwood Rec 4/26/25 8am-noon; donuts and coffee; Rain or shine. Scouts BSA have cleaned up a portion of Middle Road – Thank you.

Fish & Game program – Marcoux working with library on date

e. Update on Open Space – met last week

Conservation Walk – Wofchuck to prepare a Walk with Landowners with Conservation Easement event and invite parties who have expressed interest or are curious about easements to get some questions answered.

Property form being worked on to document site walks and conversations with landowners

f. Brentwood Newsletter – article on Bird Migration

g. Planning Board: Public Meeting – Community Housing Forum 5/15/25 5-7pm Brentwood Recreation Center

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h. Youth and Children Education – Emma Laham presented an update on the passport/scavenger hunt children’s program. Have been walking locations with Debbie Briscoe and have included off Wendell Drive (Big Rock), Split Rock, Rec Center, Swasey Town Forest, possibly the Fish & Game property. She will be walking them with her children. Still working on scavenger hunt ideas: Geo cash, rubbings, photos, etc. Prize stickers or patches or physical items. Will ask Library for support of the program. Stephens motion, Wofchuck second for commission to cover up to \$500 to facilitate program from budget; Passed 7-0. Laham will also follow up on a Pollinator program.

i. Dunham – Public thank you to people who organized The Gathering, Michelle Siudut, Laura Hajjar and Robin Wrighton. Marcoux thanked Dunham for setting up Conservation Commission table.

j. Commissioner and alternate terms 2025

Dunham reviewed process; submitted language for positions; 3 member and 1 alternate positions vacancy and extend Dunham term by one year to 26 to complete the distribution of terms. Terms would be through 28.

## **New Business/ Upcoming Activities**

- a. Alewife Festival – May 10<sup>th</sup> Exeter 10AM-1PM Founders Park, Exeter
- b. Next meetings: Open Space – May 7; Conservation Wednesday, May 14
- c. Dunham presented and update on the ARM fund project list. HDT and RW and BD met to begin creating a list of project options that may be used to keep future funds in Town.
- d. NHACC republished the SELT article on the Fuller Conservation Easement

## **Dunham presented the non-public minutes**

Motion by Stephens at 8:15 pm, seconded by McNaughton to go into non-public under RSA 91-A:3, II(d), to include Dvorak, Cowie, Laham. Voting in favor were Dunham, McNaughton, Wofchuck, Kleinman, Stephens, Dudley-Tatman, and Marcoux; passed 7-0.

Motion by Marcoux at 8:29 pm, seconded by McNaughton to return to public session. Voting in favor were Dunham, McNaughton, Wofchuck, Kleinman, Stephens, Dudley-Tatman, and Marcoux; passed 7-0.

Motion by Marcoux, seconded by Stephens to approve and seal the non-public March 12, 2025 minutes as amended; motion passed 7-0.

## **Upcoming Activities**

Saturday, April 26 at 8 am: Town Roadside Cleanup

Alewife Festival – May 10<sup>th</sup> Exeter 10AM-1PM Founders Park, Exeter

Wednesday, May 14 at 6 pm: Conservation Commission Meeting *\*note early start time*

Motion by Stephens, seconded by Marcoux to adjourn at 8:30 pm; approved 7-0.

Respectfully submitted,  
Heather Dudley-Tatman