

# Brentwood Conservation Commission

Meeting Minutes – June 11, 2025

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

*Alternates present:* Heather Dudley-Tatman, Doug Cowie, Andy LaRoche, Emma Laham

*Guests:* Jeff Dvorak and Bruce Stevens

Dunham called the meeting to order at 6:30 pm. Motion by McNaughton, seconded by Stephens to allow Cowie, Dudley-Tatman, and LaRoche as a voting member; passed 4-0.

**Minutes Review.** Minutes from the May 14, 2025 meeting were discussed. Motion by Dudley-Tatman to approve the minutes as amended, seconded by McNaughton to approve as amended; passed 7-0.

**Bills.** No Bills or Reimbursements

**Jones & Beach presentation on Revolution Real Estate 324 Route 125 (Tax Map 209.010.000)** Dan Page of Jones & Beach Engineers, Inc. presented the plans for the property on behalf of Owner Revolution Real Estate for the construction of three buildings to include contractor buildings and management office and associated parking. They are asking for zoning board of adjustment for relief from the required 50-foot wetlands buffer for grading work within the buffer for the construction of the detention/treatment ponds and will provide a vegetative buffer to the wetlands. There will be 3,880 square feet of impacts in the buffer. Recently wetland filling by prior owner was restored to the prior wetland boundary. The buffer currently has no vegetation. The wetland consists of very poorly drained soils. TEC, Inc. has provided comments on the existing plans to the Planning Board including a closed drainage system and catch basins on the northern portion of the property. Jones & Beach will be making the suggested changes to the plans. Wayne Morrill of Jones & Beach provided additional clarification of the project and impacts. Owner Dave Shibley made a statement. Dunham asked if they considered gravel wetlands. Page stated that they did, and they think the proposed system will provide better detention and treatment. Bruce Stevens made a statement of support for the project noting that prior owners' activities were not protective of the wetland. Stephens moved that there are no exceptions to the proposed request for variance relief of 50 ft buffer pending proposed changes to the plan as discussed and to address the TEC, Inc. comments. LaRoche seconded and the motion passed 6-0-1 (McNaughton).

## Old Business

- a. Nooney/Munger update – approximately 11.12 acres to be purchased for conservation using the conservation bond. Bond issue came through and was signed by the Select Board. The interest rate will be no higher than 4  $\frac{3}{4}$  % and the term is 15 years. Dunham and Kleinman have reviewed the terms of the Purchase and Sales to confirm that all requirements have been met. Closing will be scheduled when the bond money comes through in August. Dunham is working to get the Warranty Deed drafted. Stephens asked to find out if refinancing a bond is possible and what other payment options would be available. Grant was awarded for \$13,250 of transactions costs. Dunham will submit the claim with receipts. Dunham is getting quotes for boundary marking, Retracement Survey. Stephens and Kleinman will review proposals to make sure the scope is what is needed.
- b. Fish & Game Program – Marcoux is working with Library to schedule the Bobcat program.

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- c. OSC – Property Evaluation form is being created and fine-tuned to document open space property reviews and communications. When finalized the form will be added to the Handbook.
- d. Community Housing Forum on May 15 – Survey is still open if you want to provide comments
- e. Youth and Children Education – Emma Laham presented an update on the Trail Passport. Working on brochure. Robin Wrighton is helping with brochure preparation. Getting quotes for trail markers. The library is willing to be hub for getting and turning in passports. Still working on price/reward format. Working toward a launch in fall with a teacher at Swasey school. Dunham stated that the Trail Passport needs to be presented to Select Board to obtain their approval. Laham will also follow up on the Pollinator program and what is involved to be listed as one of the participating towns.
- f. Commissioner and Alternate Appointments: Application deadline is July 1. There are 3 members and 1 alternate positions open. Stephens will not be reapplying, and this is his last meeting. Dunham thanked him for his service.
- g. Municipal Complex. Selectman received design options and have selected a firm to continue with the design process.
- h. Speaker Series. No presentation in July. Stephens will check with NRC for availability for August otherwise Dunham will see if Anna Boudreau can give a presentation on Easement basics.
- i. Stephens brought up Exeter Perambulation. Exeter has provided a letter documenting the walk to find the monuments. The letter should be signed by the Select Board. Kleinman to check with Andrea to see if the letter was signed and sent to Exeter.

### **New Business**

- a. NH Fish & Game: small grant program. Dunham has been working with Matt Tarr to prepare an application for the mowing at the Stevens field. Patrick Tate will be meeting Dunham to walk the field to obtain the open acreage. 2025 funds have been expended so grant would be for 2026.
- b. Open Space – Conservation Property Walk – Wofchuck coordinated a Walk with Landowners with Conservation Easement on May 10. Wofchuck, Dunham, McNaughton and Bruce Stevens attended. Several landowners participated and the event went well.

**Non-Public** - Motion by Stephens at 7:43 pm, seconded by LaRoche to go into non-public under RSA 91-A:3, II(d), to include Dvorak, Laham, and Bruce Stevens. Voting in favor were Dunham, McNaughton, Kleinman, Stephens, Dudley-Tatman, and LaRoche, and Cowie, passed 7-0.

Motion by LaRoche at 8:07 pm, seconded by Cowie to return to public session and seal the minutes. Voting in favor were Dunham, McNaughton, Kleinman, Stephens, Dudley-Tatman, and LaRoche, and Cowie; passed 7-0.

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Stephens made a comment that he sees on the open space Property Evaluation form there is criteria and points given for farm soils/and active farming. He stated that the intent of the wording of the bond was for wildlife habitat protection. Woodlands are better at Nitrogen retention and protective of Great Bay whereas farmland does not retain Nitrogen.

### **Upcoming Activities**

Wednesday, July 9 at 6:30 pm: Conservation Commission Meeting

Motion by LaRoche, seconded by McNaughton to adjourn at 8:15; approved 7-0.

Respectfully submitted,  
Heather Dudley-Tatman