

Brentwood Conservation Commission

September 10, 2025 Meeting Minutes

Commission members present were Chair Rebecca Dunham, Secretary Michelle Siudut, Lise McNaughton, Rob Wofchuck, Jeff Dvorak, Heather Dudley-Tatman, Selectboard Rep Paul Kleinman; alternate Andy LaRoche.

McNaughton called the meeting to order at 6:31 pm. She welcomed Dudley-Tatman and Dvorak as voting members recently approved by the Selectboard.

Minutes

Motion by Dudley-Tatman, seconded by Wofchuck to approve the July 9 2025 meeting minutes; motion passed 7-0.

Guest Speaker

Dunham introduced our consultant Anna Boudreau and thanked her for all of help over the past year. Boudreau gave an overview of conservation easement deeds, which are designed to protect the landowner and his/her desires for the land going forward. A conservation easement is a real estate transaction between a landowner and an organization qualified to take it; in perpetuity. Once the landowners and easement holder(s) are identified in the document, several sections follow: Purposes (establish specific reason for easement; multiple reasons are recommended); Use Limitations (thou shall & thou shall not); Reserved Rights of the Landowner (explicit rights such as farming, forestry, agricultural structures, recreational activities, etc.); Notification of Transfer, Taxes and Maintenance (keep the town up to date); Benefits and Burdens (the document is legal in perpetuity); Affirmative Rights of the Easement Holder (allows easement holder to monitor the property); Resolution of Disagreements (effort to avoid court); Breach of Easement (remedies the easement holder can take for violations); Executory Interest (secondary easement holder); Notices (how notices are sent/received); Severability (if one section is deemed invalid, it does not invalidate the rest of the document); Extinguishment/ Condemnations; Amendments; Hold Harmless; No Merger; Governing Law (laws of the location of the land apply); Additional Easement (to add or strengthen an easement); Discretionary Consent (not all easement holders use this; process to review).

Wofchuck said we have some materials if listeners are interested in learning more about easements.

Reimbursements

Dunham \$39.25 for office supplies and the spiral binds for reports. Wofchuck \$18.72 postage and \$78.98 for mailers. Motion by Dvorak, seconded by Dudley-Tatman, to submit the reimbursements to Jillian; passed 7-0.

Old Business

- a. Sig Sauer: A letter was sent to the planning board stating this Commission accepted the plan without objections.
- b. Nooney/Munger: Nearing closing. Andy Laroche, Bob Stephens and Bruce Stevens cleared around the markers to allow easy access for Northam to retrace the markers; one marker had to be relocated, 3 markers were installed. The total cost was \$6836, part of which will be reimbursed by a pending grant. Motion by Wofchuck, seconded by Siudut, to pay for the retracement survey; motion passed 7-0.
Dunham updated the landowners in August as to the status of the transaction.
Warranty deed has been drafted but not finalized.

- c. Fish and Game Small Grants: no update
- d. Open Space Committee: An article regarding the Nooney/Munger property will be submitted to the Brentwood Newsletter once the sale is complete.

New Business

- a. Monitoring letters were sent out to landowners. Five property owners have requested to accompany the monitors.
- b. A Pollinators Pathway program will be held on September 16 at the library. An Invasive plants program will be held on October 21 at the library.
- c. 7th Annual Fall River Paddle on Exeter River on September 20th at 10 am.
- d. Passport status: Laham not present, update forthcoming
- e. NH Volunteer River Assessment program has 5 openings at various locations on various dates. If interested in monitoring water quality, contact Wofchuck.
- f. NHACC Annual Conference will be held at Pembroke Academy on November 1. Registration is open.
- g. Budget. YTD expenditure report was distributed. Considerations: Anna Boudreau's contract will need to be renewed if necessary. Discussion about replenishing the Conservation Fund. Motion by Dunham, seconded by Kleinman to level fund the Conservation Commission budget for 2026; motion passed 7-0. Motion by Dunham, seconded by Wofchuck to request an estimate of additional open space bond up to \$400,000; 6-0-1.
- h. Sarah Callahan, new UNH Cooperative Extension would like to introduce herself and a round table of Commissions. Wofchuck will invite her to our October meeting.
- i. Election of New Chair. Discussion of sharing tasks among co-chairs; Wofchuck will distribute a list of duties for members to consider. Dunham will continue to deal with emails from Nooney/Munger and forward all others to Wofchuck; Dudley-Tatman took possession of the building keys and code; McNaughton will run the next meeting.

Next Meetings

*Conservation Commission - Wednesday, October 8 at 6:30 pm at Town Office

*Open Space Committee - as needed

Motion by Wofchuck, seconded by Dvorak to go into non-public at 8:42 pm for RSA 91-A:3, II (d) for the consideration of the acquisition, sale, or lease of real or personal property.

Siudut -aye, Wofchuck -aye, Dudley-Tatman -aye, Dvorak -aye, Kleinman -aye, McNaughton -aye, Dunham -aye, LaRoche-aye.

Motion by Wofchuck, seconded by Siudut to come out of non-public at 8:56 pm; Siudut -aye, Wofchuck -aye, Dvorak -aye, Dudley-Tatman -aye, LaRoche -aye, Kleinman -aye, McNaughton -aye, Dunham -aye.

Motion by Wofchuck; seconded by Siudut to adjourn; meeting adjourned at 8:57 pm.

Respectfully submitted,
Michelle Siudut, Secretary