

Town of Bedford
Conservation Commission Minutes
September 27, 2022

A meeting of the Bedford Conservation Commission was held on Tuesday, September 27, at the BCTV meeting room at 10 Meetinghouse Road, Bedford. Present were Patricia Grogan (Chair), Kathleen Bemiss (Town Council alternate member), Deborah Evans (member), Julie Donovan (member), Stephanie Jones (member), Peter Sullivan (alternate member), Grant Killian (alternate member), Gregory Handy (member), Kathleen Ports (Associate Planner), Rebecca Hebert (Planning Director). Absent were William Carter (Vice Chairman, Town Council Representative), Stephen Clough (Planning Board representative).

I. Call to Order and Roll Call

Chair Grogan called the meeting to order at 7:00 p.m.

Ms. Ports reviewed the agenda.

Ms. Jones read the Mission Statement:

The mission of the Bedford, New Hampshire Conservation Commission is to protect, preserve and conserve the Town's natural resources and open space land for the common good. This includes stewardship and management of conservation land, protecting wetlands and vernal pools, and the planning and acquisition of land for conservation purposes. The Commission works with landowners to administer State and Town wetland regulations, and advises other Town Boards, such as the Planning Board and the Zoning Board of Adjustment on environmental impacts and alternative considerations regarding developmental projects. The Conservation Commission promotes conservation activities and communicates with the citizens of Bedford on important environmental issues.

Our motto: Keeping Bedford Beautiful

II. Approval of Minutes – August 23, 2022

Chair Grogan asked if there were any changes to the August 23rd, 2022 minutes. There were none.

MOTION: Ms. Jones motioned to approve the minutes of the August 23, 2022 meeting. Ms. Donovan seconded the motion. Ms. Bemiss abstained. Motion carries.

III. Dredge and Fill Applications to Review: Eversource – Permit by Notification

Ms. Ports stated we received a permit by notification for a very small wetland fill associated with some tower work under the right-of-way along Route 114. There's no need for us to comment or anything. It's some routine maintenance replacement, and just a very minimal impact. There were no questions of the Board.

IV. New Business: Meet and Greet with Laura Weit-Marcum – Land Conservation Specialist and Chris Wells – Executive Director, Piscataquog Land Conservancy.

Executive Director of the Piscataquog Land Conservancy, Chris Wells, presented: Hello, everybody. I am Chris Wells, Executive Director of Piscataquog Land Conservancy (PLC) out of New Boston, NH. I have been with PLC for eight years and change. I was in with this group quite a bit four or five years ago, whenever it was, we did Tarr. I wanted to come back so everybody can put a face to the name and vice versa. We all actually get to meet each other, and we've been doing a fair amount of this now that we're finally coming out to the other side of COVID and just trying to reestablish a little bit of in-person contact. For those of you who weren't here five or six years ago, nice to meet you all.

I just was going to give you guys a really quick PLC 101 for those of you who don't know much about us, and then open it up. If you have any questions for me, I'm here to answer them. Without further ado, I will start. I sometimes forget in this presentation because it doesn't make me do it; first thing, what is PLC? Who are we? We are the Piscataquog Land Conservancy. We are a private, nonprofit land conservation organization, aka a land trust. We were founded in 1970. We're based in New Boston. We have a staff of four full-time employees: I being one of those four. Our core mission is the conservation of land in perpetuity; very much what your mission is, via owning land outright, conservation easements, working with private landowners, working with municipalities, etcetera. We'll talk more nuts and bolts about that. So that's sort of the basics.

Who are we? For some background, because we've been around for 50 years and change; a little bit of history is up on the screen if you want to look at it and for the folks at home. Again, we were founded in 1970 as the Piscataquog Watershed Association and we became PLC, Piscataquog Land Conservancy, in 2008. That was 52 years ago. It was basically founded by a handful of people and primarily in New Boston, Goffstown, Weare, and a little bit in Franconia. Back, and this was when Bedford was starting to explode, right around the late 60s. The Interstate opened up and suddenly bedroom communities were being built very quickly around Boston. The folks in those communities said maybe we should try to get a little bit organized. That's when a lot of Conservation Commissions were also coming into being to deal with this sudden, rapid change. In particular, in that small group of communities along the Piscataquog River, which p.s. you will probably all know this, but it drains out through Goffstown and down through West Manchester into the Merrimack River—basically almost right across from downtown. They had this opportunity because the then-known, Boston and Maine Railroad, who once owned all the spur lines in every valley in this state, basically were selling off their old right-of-ways. They were kind of in the process of going bankrupt. So, this group got together and said maybe we could grab that right-of-way before it all gets sold off to the abutters and keep it as essentially a continuous conservation corridor along the river. So that's what they started, and they spent ten years working on that, doing a series of deals with the Boston and Maine Railroad, acquiring that right of way, and they ultimately flipped it at the Town New Boston. If any of you have ever been on the New Boston Rail Trail, that's how it came to be was from this group of people at the Piscataquog Watershed Association (PWA).

Once that was done, they continued to do land conservation. There was just a handful of projects, mostly easements back in the 80s, but they were much more about citizen science, water quality testing, education, school programs, all that, with a little bit of land protection sprinkled in there. Once you got into the 2000s and basically ever since then, the organization got more and more focused on doing land conservation transactions, acquiring land to protect it in perpetuity. And that was true throughout the State, a lot of the local statewide land trusts, the level of activity really went like that

with land protection as you got into the 90s and the 2000s, including PWA. To reflect that, they changed their name in 2008 to the Land Conservancy. We've been that now for almost 15 years.

This is the rest of the story. Hopefully this map will be of some interest to you all. This is our service area, and you can see where Bedford is in it. We started out as 12 towns in the Piscataquog River drainage, which is basically from here, the purple blob in the northern end of that territory. That's the watershed of the Piscataquog River. Do you all have this in front of you as well? The Board replies yes. Mr. Wells continued OK, so you're seeing it right in front of you. That was the original territory. In 2014 into 2015, we basically were looking at the towns to the South and realized that they did not have a staffed regional land trust serving them at all. They had a couple of volunteer land trusts and conservation commissions, but there wasn't a regional level land trust that served them. Yours truly basically made the rounds of those towns, talked to the conservation commissions and said we're just up the road in New Boston, would you like to have us be available to you? The answer was a uniform yes from, oh my God, yes, please, how soon can you start to yeah, that sounds fine. Anyway, did that, and then we ultimately changed our bylaws to add 11 towns in the Souhegan, which is the blue, and sort-of the brown color, which is the Nissitissit drainage, basically, which is part of Nashua, basically taking us down to the Massachusetts border. We actually literally just added three more towns on the other side of the Merrimack, which is Litchfield, Hudson, Pelham because they were literally orphan towns. They didn't have a regional land trust to work with officially. We just made that official. We now serve 26 towns in those three drainages, which is more or less now all of Hillsborough County.

What else? We are an accredited land trust, if you know what that means, which is basically national accreditation, third party audit of everything we do. Got first-time accreditation in 2017 and now we're actually in the middle of, hopefully, towards the end of the renewal process. So, we'll get a renewed accreditation in about 3 months from now. We had our 50th anniversary in the middle of COVID in 2020, and we just had finally our big party this past weekend to celebrate our 50th at 52. I'm finally through the history.

As of now we have 134 properties—that's not parcels—that could be multiples, but what we call individual properties. And coming up on 9,400 acres of land altogether throughout that region. This is a rough number because I would have to back out the land in Goffstown that you guys know about. It's somewhere around 1,000 acres of that is in Bedford, and 17 properties. I'm going to show those to you really quick.

The first one and p.s. up until 2017, we did not have a single property in Bedford. We went from zero to 17 in just the last several years. The first of them, and I don't know how many of you were around during the whole tower project in 2016-17... Ms. Hebert said I don't think too many of them were, no, I think all new faces. Mr. Wells continued OK, and I don't know how much of the back story you have. This was, and at the time when it was originally donated, it was more than 300 acres. It was closer, probably to 500, but I believe a lifelong resident of the Town of Bedford, Florence Tarr, who had actually worked for the school system and had a lot of land that had been in the family for several generations and had no heirs, at her death had basically left all this land—not to the Town exactly, but to the public and to wildlife, to be managed forevermore as a wildlife sanctuary. I won't go into all the gory details, but the way it was originally arranged didn't work out entirely well. It ultimately ended up, you could almost say, in receivership a little bit with the Attorney General's office, who then spent several years trying to find a new home for these lands, somebody to take them on. Very Long story short, that in the end turned out to be our organization with a big assist from the Town of Bedford, and we all talked about it a lot at the time. What is now the Florence Tarr Wildlife Sanctuary in the northwest corner of

town is owned outright by the Piscataquog Land Conservancy. We manage the trails, and we manage the recreation out there. I know you just told me today you were out there running, so probably a lot of you know the property. That was our first property in Bedford.

And then in 2019, and this all was consummated right before COVID hit, the Bedford Land Trust... have any of you had an affiliation with the Bedford Land Trust in the past? OK, just checking. So, the Bedford Land Trust was a single town, just the Town of Bedford, all-volunteer land conservation group that had, I believe, started in the early 80s. And had done a number of land protection projects very much in coordination with the town, and so your predecessors on this Commission and the Town Council, including easements on Town-owned properties like Pulpit Rock, Benedictine Park, Joppa Hill and several of the other Town properties that the Bedford Commons just done earlier, and had easements on those and a couple of small fee ownerships. And like volunteer, especially small volunteer organizations around the state and everywhere, they hit a point where we've done the land protection work. Now we're responsible for these forever. Do we really want to try to keep this local group going forever to take that responsibility? And ultimately, they approached us, we had a negotiation and went through the process, and they basically merged into Piscataquog Land Conservancy. So those easements that had been held by BLT, Bedford Land Trust, came to us as of the merger being completed. That's another 14 properties in Town and 710 acres. And again, those ones that I was rattling off, those are owned by you guys as you're well aware. We hold the easements. And there are some others, you know where they are pretty well.

And then last but not least, just the end of last year, you guys, the Town and us and the Marston Trust did a very, very cool and creative transaction that had the Town acquire a portion of the Marston Trust property, which is the green outlined piece on Wallace Road, had the three pieces—two in Bedford, one in Goffstown that are in yellow—come to the PLC and basically put those into permanent conservation. So those of you who know the Marston lands. The third leg of that was also to have the Town have as the equivalent of a right of first refusal on the remainder of the property, so that if and when the Trust said we need to divest of this land as well, the Town would have the first crack at it. That's the most recent property. That was 123, and that gets you to that roughly 1,000 I was talking about. I'm almost done.

Real quick, what else do we do? Like you, once we have these properties and easements, we are then responsible for their monitoring if ever necessary, legal enforcement if we own them, the management of all these properties in perpetuity. That means all the same stuff that you guys are worrying about; monitoring every property every year, building trails, maintaining trails, dealing with the ongoing stuff that we have to deal with, trails and blowdowns and whatnot. And then of course with that monitoring, dealing with all the issues that come up through the monitoring process with hopefully most of the time minor encroachments and stuff that can be resolved, but making sure those are caught and dealt with hopefully quickly and easily. So that's this whole stewardship piece, which you guys are very familiar with, we do as well. We also do a lot of public outreach and engagement stuff. Now finally we're back doing it with COVID sort of finally in the rearview mirror, at least 12 to 15 probably public outings and other events throughout the year that are conceived of and run by volunteers. That includes obviously a lot of the traditional woods walks and educational walks. But also, we do bike rides and paddles and stuff to get people out and get people engaged with us and with the properties that we have. So again, I'm sure none of this is new. You guys do it too. And that's it. That was the very quick overview. Hopefully you were able to follow all that. Any questions?

Mr. Handy asked that picture the water, where is that? Mr. Wells replied that is Deering Lake. Mr. Handy stated it's beautiful. Mr. Wells said yes, that's one of our most popular paddles. It's a long-running tradition.

Chair Grogan asked anyone else have any questions? Ms. Bemiss asked with all of the other towns that you're working with, what are some of the really positive things that they're doing that we could do better or differently in Bedford? Mr. Wells replied that's a big question. Ms. Bemiss added and if you don't have an answer, that's OK, we can get back together. Mr. Wells responded no, let me seriously think about it. If there are other things that pop into my head, I will circle back. You guys are doing great. You're doing active land acquisitions sometimes on your own, sometimes with us, which is great. Whatever makes sense at the time. You've got your land use change tax coming in. You're making good use of it. P.S. I did want to say this since I haven't been here in a while, thank you to everybody in this group and your predecessors. Because, as Ms. Hebert and Ms. Ports will attest, when we took a lot of those lands and the easements from the Bedford Land Trust, we showed up here with a big punch list saying, here's all the stuff that you guys need to do now with the Town properties in particular in terms of—I know you guys have authorized and paid for a bunch of survey work in the last couple of years. Thanks for doing that. It's hopefully obviously you guys know, to your benefit, but it's also enormously helpful to us in terms of having to do the annual monitoring just to know where the lines are. But I know it was something you guys were like oh, we have to spend money on this. Thank you for doing that. Hopefully now, and these guys in particular, have really pushed through that punch list. So now we're in pretty good shape. We're kind of getting down to the last nuisance-y stuff. I wanted to remember to say thank you for that. Another P.S. is Ms. Hebert and Ms. Ports saw this—we just had our annual meeting this past weekend which like I said was our big party that was supposed to happen on our 50th and happened on our 52nd. We don't always do this, but we actually named the Town of Bedford as our Partner of the Year, really, to reflect the fact that we have done so much together so successfully, just over the last few years. If you didn't know that, this is going to be somewhere in the Town Offices. Those are the three properties that I was just talking about. So, one of them is Tarr and another is Pulpit, I think, and Marston. So, I think you guys are doing great, but if there's something I think of, I'll let you know. Ms. Bemiss replied OK. Thank you.

Chair Grogan asked anyone else? Mr. Sullivan asked you've got the benefit of kind of the regional perspective in this area. Are there any regional projects or species or certain focus areas in other towns around that we should be aware of? Because I know deer, turtles, whatever, they don't say oh, we're going to stay in Bedford and we're not going to go to other towns. They're all probably moving back and forth. So, is there anything that they think we would benefit from being aware of that's going on in other towns or projects they're working on; interest areas, wildlife, trees, whatever the case is? Mr. Wells replied Sure, that's another big question. I guess I'll start by saying one of the things that hopefully we bring to the table is that it is our job to be looking at the larger regional context for what's going on in the individual towns. Hopefully that we can help inform that across town boundaries. But to your point I guess one thing I would say, and indeed Bedford is actually this like the Tarr project—actually Marston too—are a great example of essentially a cross-border, two-town collaboration. To be knitting together properties on both sides of the border that, in fact, also then are interconnecting out further into other conserved areas. So, I would say always be looking for those opportunities to be building out from what you have. Sometimes it'll be a standalone property and it's worth doing just for its own sake, even if it's otherwise isolated. But generally speaking, certainly in the land trust side of things, we're always looking to say where can you go after the best of the best properties and then build them out over time. This is all on a voluntary basis. So, this is about often many individual landowners and what their individual timing is. So, it's a long game, I guess, is what I'm

saying. Look for those opportunities to grow conservation areas, especially where they do cross boundaries and then be patient but persistent. That's kind of the name of the game, certainly for us, and the land trusts are doing this work. I think the other biggest from a strategic management side of things, is really basically climate change and what is it doing right now to the landscape that we have in the natural systems we have and where do we think it's going? And then to what extent can you inform your land protection work and your management work to try to ride whatever it is that's going to be coming at us with climate. That may sound a little flaky, but basically there's lots of people doing lots of science trying to figure out where are the most resilient landscapes. Where are the wildlife corridors that were going to be necessary for wildlife to hopefully move around and continue to thrive in coming decades, and then definitely with aquatic systems. Our organization has been very focused on aquatic systems and riparian areas and wetlands and stuff from the very beginning for all of the biodiversity reasons that you do it. But now also with the situation we now seem to be where the new normal is, this is really dry and then it's really pouring and you're dealing with huge volumes of water on a regular basis that is not the norm. Those areas are becoming even more important and keeping them in natural land cover, managing them the best you can to make them even more resilient to high water events. I'm rambling a little bit, but to start to answer your question, those are the couple things that spring to mind. Does that help? Mr. Sullivan replied yes.

Chair Grogan asked anyone else? Ms. Donovan asked I was just wondering about the Marston property. I noticed that there's no trespassing signs and various other things going on. What's happening? What are the plans next few years? Mr. Wells replied you're talking about the property. Ms. Donovan said well, I drive up and down Wallace Road every week. Ms. Hebert asked are you referring to the house lot. Ms. Donovan said no, the whole—both sides of the road. Mr. Wells replied I don't think that we have put anything up yet. Ms. Donovan said I see there's no trespassing signs with your name on them. Mr. Wells replied all right, forgive me. So, they are up. So, the deal with the three pieces, I'll put it up on the screen so you can look at it, and Ms. Hebert will have to fill in the gap on the Town side. But the three pieces that we now own, which is the yellow part, if you dial all the way back to when the Marston Trust/the Town first reached out to us, the question was, well the statement before the question was: Mrs. Marston is interested in potentially conserving her land. She saw the way things worked out with the Tarr property would you, and that at the time would you PLC, be willing to do it on the same terms as Florence Tarr? So, that was a Wildlife Sanctuary where there would not be hunting and for better or for worse, fishing. So hunting, fishing, trapping would be explicitly prohibited, and we would be responsible to post against it, which is what we did at Tarr and is what I knew we were planning to be at Marston. It sounds like those signs have gone up. Ms. Donovan said well, certainly there's lots of notices. Mr. Wells continued though on the Town piece, I'm not sure. Ms. Hebert replied no, there are some old no trespassing signs that need to come down, but they're scattered along the roadway along the road front. Ms. Donovan said I just saw him for the first time last few weeks ago. Mr. Wells asked what color were they? Are they blue? Ms. Donovan replied blue. Mr. Wells said yes, so those are the new signs. So yes, they are up. But anyway, so that's why. Ms. Donovan replied OK, and I will we be able to walk in the property on the West side of Wallace Road? Will there be paths, trails, or? Mr. Wells said West side—so that's the Town-owned piece. Ms. Ports replied we're going to talk about that later today in our meeting. Ms. Hebert added the trail stewards are actively working on creating a trail system out there, tackling the first phase of that, and we can go into more details later in the meeting. The property on the east side of the road is still owned by Mrs. Marston and I think eventually the goal is for that to also be protected and for there to be hopefully a trail network between the two properties. Mr. Wells said right and in terms of our properties, there are trails on the properties that we own just like there were on the Tarr property when we got it. At least for the time being—this is just being straight with you and on television doing so—we're kind of going to

keep the trails on that side sort of in their existing under-the-radar place because for one, there isn't good access right off of Wallace Road directly onto our property and where some of those unofficial trails are starting across other people's property. That was sort of like Tarr. So, there's some trails out there but they're going to remain unofficial for now, at least. And I can't remember, are there no hunting and fishing restrictions in the deed for your piece that you got? Ms. Hebert replied we don't have to post. Mr. Wells said OK, but you don't have to post OK. So, the restrictions are there, but they're in harmony already with the Town policy? Ms. Hebert said the Town policy would be yes. Mr. Wells said so there you go. Ms. Donovan said thank you. Chair Grogan asked anyone else? I guess that's it. Mr. Wells said alright, thanks. Great to meet all of you and be in touch anytime. Have a great rest of your meeting. Board members said thank you.

V. Old Business:

a. PRCA Camp Site

Ms. Ports stated the Pulpit Rock campsite will be cleaned on Friday. I reworked the camping policy, and I've shared it with the Bedford Police Department and they're reviewing it. Hopefully I'll have another update for you soon.

b. Fairy House Trail Proposal

Ms. Ports stated the Fairyhouse Trail proposal is just on hold for now, while we're still looking at potential trail locations.

VI. Other Business:

a. CUB Day

In Vice Chair Carter's absence, Chair Grogan stated I'll take the opportunity to remind you about the cleanup in Bedford. Bedford cleanup is October 15th. You can pick up your garbage bags at the Transfer Station, the Town Library, Town Offices, Joppa Hill Farm and the Safety Complex.

b. Marston Dunlap Trail Development

Ms. Ports stated the trail stewards have created essentially three trails. There's a Woods Road that's out there already. That's been cleared, and there are now two loop trails. I believe we talked about potentially doing a site walk to look at the trails. I have a sign-up sheet on dates that I can circulate. One option was to go on the weekend because it's getting dark so fast. It would probably be a little tough to do it after work right now. We can postpone to spring if you want to do it after work. Or we could do it on a Saturday or a Sunday morning. Chair Grogan asked they're not open to the public right now for hiking? Ms. Ports replied they are. They're not terribly widely announced because there's no signage or anything up at this point. Chair Grogan asked how do they get to them? Ms. Ports replied the local residents can access them through the Woods Road property that terminates at Essex Drive. And then, I don't know, I guess by walking in from Wallace or through... Ms. Hebert added yes, walking in from Wallace or Essex Drive. There's an old Woods Road that continues through the adjacent subdivision and the right-of-way for the Woods Road was maintained so it is a nice connection. Chair Grogan asked how far are they right now? Ms. Ports replied each trail is a half a mile. I don't know the length of the Woods Road, though. It's probably not quite that long. Ms. Hebert said we can pull it up actually. This is the Marston Property right here, the West side of Wallace Road. You can see this finger that leads down towards Essex, right here, is an old Woods Road. It actually continues all the way to New Boston Road. Bikers, runners, walkers will be able to eventually access the Marston Property from

New Boston Road or from within this neighborhood. I don't think the Town has enough space for a large parking area, but there would definitely be trailheads. So, if you're on foot or on bike, you can hop on at Essex and the road continues up into the property and there are two loops off of the main Woods Road. It has the look and feel of an ancient road. It's lined with stone walls and it's intact, for the most part, all the way through the property, which is unique. The Conservation Easement reserved the right to build a small parking area right here, kind of in this location where there used to be a barn or garage structure that was demolished before the Town took ownership. I think in the works would be to develop this area to be a more formal trailhead with enough parking for a few cars and a kiosk. That's the Marston Property. Chair Grogan said thank you.

Ms. Evans asked have the residents of Essex Road expressed any concerns about parking from people using trails? Ms. Hebert replied not at this point. Ms. Evans said OK, good. Ms. Hebert added Kathleen did reach out to them before the trail effort started. I think some of the neighbors are even volunteering to do the trail work. Ms. Ports confirmed, yes. Chair Grogan said that's great. Ms. Ports added yes, they're pretty excited, honestly, to have that trail. Ms. Sullivan stated if you go down on the map towards New Boston Road, it almost looks like that section goes towards Riddle Brook. It's the one, I guess, in the corner, to the West of Riddle Brook School. Is that Town or is that private? Ms. Hebert said this piece right here? Let's see what that is. Mr. Sullivan added because I almost wonder if there's any way of connecting to Legacy Park Trails. I think there's one that goes to the playground, the southeast corridor playground of that school. Ms. Hebert said oh, good question. That is actually owned by the Bedford School District. Ms. Ports stated I just recently came across some notes about discussion of a trail there. It would require a bridge. I don't know whatever happened with that proposal, but the other thing to look at is if you cross the road and come down Chesterfield, the cul-de-sac terminates at the edge of Legacy Park, and there is a little pathway from the cul-de-sac down into Legacy. That is another option. Mr. Sullivan continued OK, so, either way, that's kind of a way of making a longer trail. Ms. Bemis added so, you've just connected a lot of properties, which is what he was saying. Ms. Evans said it would be good to check that. Ms. Ports added it would be really nice. That would make more sense, I think, for getting the kids to school. Ms. Hebert added even if it's just slightly off-road. Mr. Sullivan said now we just need to get that linked up to the Van Loan Preserve. Ms. Bemiss said I think I found a way. Mr. Sullivan said we'll get all the marathon trainers back and forth, and back and forth. Chair Grogan said OK. Thank you.

c. Trail Stewards and Pulpit Rock Subcommittee

Trail Stewards: Ms. Ports stated the trail stewards are busy just trying to wrap up some projects that they started over the summer. We're working on a trail segment out at Pulpit Rock called Scouting Way, where we're realigning the water crossing. They're also getting ready to finish flagging and establishing an alternate snowshoe route out at Legacy Park to try to avoid some of the conflict between the skiers and the walkers and dog walkers. Bedford Bulletin did an article on the land stewards last week. There's a nice article with some interviews about the work and a list of accomplishments. At the end of the year, I can present a little list of accomplishments for you. They're meeting and having a little s'mores celebration party on Sunday night.

Pulpit Rock: Ms. Ports said I think we will suggest that they have a fall meeting just to also wrap up their field season and talk about goals for next year.

d. Joppa Hill Farm Survey

Ms. Ports reported the survey is largely done. We are just working on finalizing the lease area and that is specifically the 35 acres where the educational farm operates. We want to make sure we get that

boundary correct, because there's not really anything official, before we set the official boundaries. We're meeting with the farm team this week. So, hopefully within the next couple of weeks. I did look at a preliminary draft of the survey and it looked really good. I didn't find any issues or corrections.

e. October Workshop

Ms. Ports said next month is our Workshop. I have a signup sheet for your dinners. If you could just put your initials next to your choice. We will be having a guest speaker, Mark West from West Environmental. You might remember his presentation. He represented the gas station proposal as the Wetland Scientist who did the field work. He works with a lot of municipalities. He's got tons of years of experience and the ability to talk about things in a way that I think we can all understand. He's going to give us a presentation on the wetland permitting, the different permits that are out there. He's going to talk about the wetland function assessments that are done in support of the permits and review the methods that are out there and what his own method system that he's used and talk about how you look at what the impacts are going to be or evaluate what the impacts of a proposal are. He's going to also review a couple of projects that have been through the process in Town in the recent past. Chair Grogan said thank you.

f. Website Content

There was no discussion of website content this evening.

VII. Announcements:

NHACC Annual Meeting – Saturday, Nov 5 and NHACC Lunch and Learn Series

Chair Grogan said the New Hampshire Association of the Conservation Commission is starting up its Fall Lunch and Learn Series. You can visit the website to sign up for lunch hour. It's a Zoom session. Their Annual Meeting will be an in-person event on Saturday, November the 5th. The Town will pay for any of the members that wish to attend the meeting and will be available in October. Ms. Ports added on the annual meeting you can select pay by check as your option when you're registering, and then save your confirmation and send that to me and then the Town will write one check for everyone who registers. Ms. Bemis asked is there a link with the date? Ms. Hebert said we'll send an e-mail out to the group with a link and a deadline for registration.

VIII. Non-Public Session:

IX.

Chair Grogan said we're going to go into nonpublic session per RSA 91-A:3, II(d) for consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

MOTION made by Ms. Jones to go into nonpublic session. Ms. Bemis duly seconded the motion. Roll Call vote taken: Ms. Bemiss, Ms. Evans, Ms. Donovan, Chair Grogan, Ms. Jones and Mr. Handy all voted in favor. Unanimous. Motion carried.

The Commission moves to nonpublic session at 7:40PM.

MOTION made by Ms. Bemiss to go back into public session. Ms. Jones seconded the motion. Roll Call vote taken: Ms. Bemiss, Ms. Evans, Ms. Donovan, Chair Grogan, Ms. Jones and Mr. Handy all voted in favor. Motion carried.

The Commission returned to the public session at 8:12PM.

VIII. Adjourn

MOTION to adjourn was made by Ms. Bemiss. Ms. Jones duly seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.

The next meeting is a Workshop to be held on October 25, 2022.

Respectfully submitted by Sue Forcier