

## Warner Conservation Commission

Minutes of Meeting  
August 2, 2017 at 7:00 PM

**Attending:** Nancy Martin, Phil Stockwell, Colin Nevins, Alice Chamberlain, Susi von Oettingen, Mike Amaral, and Russ St. Pierre (recording).

Also Attending: Richard Cook (5 Rivers Conservation Trust), Martha Mical, Ben Frost, Tim Blagden, and Ken Cogswell.

### Discussion:

#### 1. Proposed Easement on Willow Brook (Warren and Town land):

Nancy opened a public hearing to discuss expending \$26,000 of conservation funds for conservation easements on a town-owned parcel of land (Map 14, Lot 46-1) and a portion of land owned by Scott and Joan Warren (Map 14, Lots 46-2 & 46-3). The primary function of the easement is to protect a portion of Willow Brook and to ensure that it remains accessible for recreational purposes. Richard Cook, representing 5 Rivers Conservation Trust the agency that will hold the easement, described the proposed easement and the anticipated expenses. The \$26,000 will cover the costs of surveying the easement, legal and title issues, and continuing stewardship fees. Richard also noted the Town could have an executory interest in the easements on the Warren property, but not on the Town-owned parcel.

There was a question on the size of the easement; if it was to be 100 feet from the center line of the brook. The easement has yet to be surveyed but it is intended to protect the brook and the pond located on the properties. Its width will vary over the length of the brook, taking into account the proximity of Pumpkin Hill Road, existing terrain, the needs of the property owners, and a practical method for documenting its location.

There was a question on the breakdown of the finances.

The \$26,000 will be expended as follows:

	Town Lot	Warren Lots		
Survey	0	5,000		
Legal/Title Fees	3,000	3,000		
Stewardship Fund	<u>7,500</u>	<u>7,500</u>		
	\$10,500	+	\$15,500	= \$26,000

The public hearing was closed.

Alice suggested the Commission recommend to the Selectmen that the Town take an executory interest in the easement on Warren's property. The other Commission members agreed. A motion was proposed and seconded: To have the Town of Warner take an executory interest in the easement on the Warren property for the purpose of third-party enforcement, and after review and consideration by the Town Attorney. The motion passed unanimously.

A motion was proposed and seconded: To expend \$26,000 from the conservation fund and recommend the Selectmen release said funds for the purpose of establishing a conservation easement on a town-owned parcel of land (Map 14, Lot 46-1) and a portion of land owned by Scott and Joan Warren (Map 14, Lots 46-2 & 46-3).

The motion passed unanimously.

#### **3. The Town's Vision for Warner's Future Growth:**

Planning Board Chairman, Ben Frost spoke to the Commission about future growth in the Town, developing a vision for the type of growth the Town would like to have, and how Town regulations can support the vision. He noted the importance of communication between the different Town boards and commissions in developing a vision for growth and suggested regular meetings between the various chairpersons as a starting point. Nancy said she would try to organize such a meeting for October.

## **2. Approve June Minutes:**

The Minutes of July 5, 2017 were approved as written.

## **4. State-Owned Surplus Property**

Nancy reviewed a letter from Phil Miles, Chief of the Property Management Section at NHDOT regarding the surplus property shown as Lot 24 on Tax Map 16. The letter stated that the appraised value of the parcel is \$16,100 and would be sold to the Town with a deed restriction limiting its use to recreational purposes. Nancy said she would bring it to the attention of the Selectmen at their August 22<sup>nd</sup> meeting.

Nancy also said there could be a resolution on another surplus property (Map 7, Lot 1) in September.

## **5. Warner River Watershed Projects**

*Warner River Nomination* – there was a good turnout on nomination day. Participants toured the River at four locations, including the Davisville dam site. The nomination document is complete and with the NH Department of Environmental Services. Senator Dan Feltes will sponsor the nominating legislature.

*Volunteer River Assessment Project* – Volunteers are taking water samples from the Warner River.

*Update on Flood Resiliency Workshop* – Presently have good culvert data from all the culvert surveys conducted over the last few years. This data can now be used to work with towns to prioritize culvert replacements that satisfy both priority transportation and wildlife requirements.

## **6. Mink Hills**

HB 237 as amended, passed, and signed into law established an OHRV trail connector and crossing along and across Route 114 in Henniker. This connector provides access to Cunningham Pond Road in Warner. Issues have been raised about the process that was not followed, but should have been, in enacting this legislation.

It was noted that Warner was listed as an ATV Use Area on a State (NH Bureau of Trails) trails map.

The Central NH Regional Planning Commission is planning a meeting with the towns of Warner, Henniker, and Bradford to discuss issues associated with OHRV use.

## **7. Lux Request to Upgrade Schoolhouse Lane**

Steve Lux sent a request to the Board of Selectmen asking permission to perform certain maintenance on Schoolhouse Lane and the Wiggins Trace in order to provide easier access to his property. It was noted at our meeting that a portion of these roads are located within a conservation easement (Brown Easement) conveyed to the Ausbon Sargent Land Preservation Trust. There seems to be a question on the status of a portion of the road(s). A motion was made and passed: To discuss the issue of OHRV use within the Brown Easement with the Board of Selectmen.

## **8. Chandler Hiking Trails**

There was nothing new regarding the hiking trails within the Chandler Reservation.

## **9. Wetlands**

The Town has applied for a permit to repair the existing 12.7' by 8.2' corrugated metal pipe carrying Silver Brook under North Village Road. The project is classified as a Major Impact Project. The Commission had no concerns with the proposed project.

## **10. Old Business**

Need to recruit additional Commission members. Need to schedule easement monitoring for this fall.

The meeting was adjourned at 9:05 PM.

**The next meeting is September 6, 2017, at 7:00 PM.**