



Gilmanton Conservation Commission

PO Box 550, Gilmanton NH 03237-0550

Richard de Seve, Chairman
Patrick Hackley, Member
Stephen Hopkins, Member
Paula Gilman, Member
Susan Hale-de Seve, Member
Thomas Dombrowski, Member
Ron O'Connor, Member
Bre Daigneault, Com. Dev. Dir.

MINUTES APPROVED AS AMENDED

Tuesday, November 15, 2022 at 6:00 p.m.

Academy Building, 503 Province Road, Gilmanton, NH

Members in attendance include Chair Dick de Seve, Members Sue Hale-de Seve, Paula Gilman, Thom Dombrowski, Patrick Hackley and Stephen Hopkins along with staff Lauraine Paquin.

Absent was member Ron O'Connor.

Public present was Lori Baldwin.

Call to Order at 6:05pm.

A. **Review of Minutes** – October 11, 2022

Member Gilman motioned to accept. Seconded by Member Dombrowski. **All in favor, Motion passed 5-0.**

Member Dombrowski made a motion that the minutes be reviewed before coming to the meeting and any changes be stated at the meeting. Seconded by Member Hackley. **All in favor, Motion passed 6-0.**

B. **Correspondence/Announcements** –

• Lori Baldwin, Trails Subcommittee Update

Ms. Baldwin reminded the commission that Ron Klemarczyk was engaged to work on the summit and he thought it would take two days to complete. She showed some pictures of that work. Mr. Klemarczyk will return after Thanksgiving for one day to finish and also do some work on the east peak. Member Dombrowski questioned working on the east peak as he hadn't heard anything about that. Ms. Baldwin stated she just heard, this evening, that Mr. Klemarczyk is going to arrange with Gary Ambelas to return to continue expanding the view of Crystal Lake and the mountains to the east. A cost estimate was submitted to Staff Daigneault in mid-October and it looks like Mr. Klemarczyk will be on a two day pay. Mr. Ambelas will be splitting the cost with us for this. Rich Maher is going to be making a contribution as well. Ms. Baldwin stated she knows that his first donation has not been spent in its entirety. When she gets the bill from Mr. Klemarczyk she will coordinate with Mr. Ambelas for payment.

Ms. Baldwin wanted to get a status if the sign bill had been paid so she will follow up with Staff Daigneault. She knows Mr. Maher submitted his receipts for the kiosk and she will be submitting her receipts for paint, etc.

Ms. Baldwin stated they are at a point on Cogswell where they are updating the maps and would like to add something like a digital map. This will allow people who are on the trails to communicate any trail issues they come across or have. She asked the commission what is the best mechanism to do that. Chair de Seve stated the Conservation Commission has an email on the Town Website that can be used.

Ms. Baldwin stated since they are close to the end, they would like to do a promotion of the trail. She asked if she should engage Member O'Connor about this. Chair de Seve agreed.

40 Member Hale-de Seve expressed when she was at the trail last week, there was a big group of
41 kids trying to cross Rte. 140 but traffic was not stopping. Chair de Seve suggested they call
42 the State to see if they can get a crosswalk. Member Hackley asked if this is something they
43 can get local police to do, like they do for school dances. Ms. Baldwin stated as they finish
44 with the trails it will create more traffic and it should probably have a crosswalk. She will
45 reach out to Chris and Erin (Trail Subcommittee members) to see what their observations are.
46 Member Hopkins asked if this is the purview of the commission. Chair de Seve stated no
47 and Ms. Baldwin agreed. Ms. Baldwin stated they are fully engaged in working with the
48 school to utilize the trails.

49 Member Hopkins asked about the east peak. Ms. Baldwin stated she had never been there.
50 Member Dombrowski and Mr. Maher worked on navigating a good trail to the east peak and
51 did find a good route to develop. Member Dombrowski stated it is an existing trail and it
52 needs to be maintained better. Ms. Baldwin mentioned it loops up just below the summit
53 trail at Cogswell. The Trails Committee was really looking for a way to loop around rather
54 than having just an up and back trail. Member Hopkins asked if there was a cost estimate for
55 these trails. Ms. Baldwin stated they haven't gotten to that yet. Member Dombrowski stated
56 it is not as bad as the other clearing and would cost a lot less. Member Hopkins was trying to
57 get an understanding of what the scope of work being done. Member Hackley asked about
58 the chainsaw work. Ms. Baldwin stated they were going to have Mr. Klemarczyk do that
59 work but the Trails Committee was about to do the work via a different route. Member
60 Hackley stated he brought this up in a past meeting and reiterated that as long as you have a
61 person who is chainsaw certified. We would need to be informed as to who is doing
62 chainsaw work on Town land. **We do need to have someone on the Trails Committee to be**
63 **chainsaw certified.** Ms. Baldwin stated the work they did prior to working with Mr.
64 Klemarczyk was done with the homeowner. She mentioned that the Trails Committee
65 adopted safety protocols. Member Hackley asked if there is an MOU (memorandum of
66 understanding) with the Trails Committee or is there a document and Ms. Baldwin was not
67 sure. Chair de Seve asked if the Conservation Commission had a copy of the safety
68 protocols. Ms. Baldwin thought it is only in the minutes. **Chair de Seve asked Ms. Baldwin**
69 **if she can provide a copy of that document to be put in the Conservation Commission file.**
70 Chair de Seve clarified that the monitoring document Ms. Baldwin was using is the one from
71 SPNHF. Member Hackley mentioned again about getting anyone who cuts on town property
72 to take a chainsaw safety course. Ms. Baldwin questioned if she needs to ask Mr.
73 Klemarczyk if he is certified to certify others. Member Hackley was not sure if there is a
74 Chainsaw Safety Instructor certification class but suggested to ask Mr. Klemarczyk if he is
75 chainsaw certified. He mentioned Jake Bronnenberg is a long-time safety instructor. Ms.
76 Baldwin will reach out to Mr. Bronnenberg and ask what is the cost would be. Member
77 Hackley thought Mr. Bronnenberg's time would have to be paid for and could this be paid
78 out of Conservation Commission fund. Chair de Seve stated it could, if need be. Member
79 Dombrowski stated they will need to be using chainsaws soon so they can clear the stumps.
80 Member Hackley asked how many are in your group and Ms. Baldwin stated not many.
81 Member Dombrowski interjected stating two or three. Ms. Baldwin expressed that in the
82 summer they had about a dozen people. She has done some outreach and is hoping to do an
83 adopt a trail to attract more people.

- 84 C. **Conservation Easement Monitoring and Stewardship** – Member Gilman asked if the
85 commission had received Sarah and Tracy’s report. Chair de Seve stated that goes to Five
86 Rivers. He will reach out and ask for a copy of that report. Chair de Seve stated Frisky Hill
87 was just monitored last week.
- 88 D. **Wetland/Shoreland/Biosolid/Intent-to-Cut/Forestry Notifications/Applications** – Intent
89 to Cut’s were emailed to the commission.
- 90 E. **Review of Invoices/Costs/Budget** – There were two invoices and Member Gilman just
91 handed in an invoice for Saymore Trophy.
- 92 F. **Planning Board/Zoning Board Applications** – Planning Board is doing a site walk of the
93 property on the left at the end of Allen’s Mill at Rte. 106.
- 94 G. **Complaints/Violations/Concerns** – Chair de Seve mentioned he never called Mr. Souza but
95 has not heard from him either.
- 96 H. **New Business** –
- 97 • Grant discussion for Tom Howe Barn
- 98 Member Gilman looked up the RSA for metal detection, as requested from the last meeting,
99 and it is RSA 227-C:1, VI. She could not find an RSA regarding the removal of artifacts.
100 She did show the commission copies of signs that are posted in the White Mountain National
101 Forest with the last page mentioning educational links. Member Hackley asked if the
102 commission wanted to post the conservation lands with signs similar to this. **Chair de Seve**
103 **stated he would like to do that. Member Hackley will check with his agency.**
- 104 Member Gilman mentioned she did not get the Moose Plate Grant but the local chapter Mary
105 Butler Chapter NHDSR reached out to her to apply for a \$10K grant due December 31st. The
106 only issue with this is it is a 1 to 1 match and we have to have the match money before we
107 apply. She has received confirmation that the Historical Society will donate \$1K, Rich
108 Maher will donate \$3,500, and Nancy Mitchell will donate \$500, but may do more. Member
109 Gilman has reached out to the land trust for a donation and will hopefully hear back this
110 week. She sent in an application to the Globe Community Fund and can possibly get up to
111 \$2,500. She asked if the commission would be willing to donate anything.
- 112 Chair de Seve motioned to authorize adding to this fund in the amount up to \$2,500.
- 113 Seconded by Member Dombrowski. Member Hackley asked what is currently in our fund.
- 114 Staff Paquin stated that per a statement dated January 2022, they had around \$42K. **All in**
115 **favor, motion passed 6-0.**
- 116 Member Hopkins asked where both \$10K amounts are going too. Member Gilman stated it
117 is going to the Historical Society as we have to have a 501(c)(3) sponsor. The checks need to
118 be made out to GHS with a memo stating Tom Howe Barn. She stated Andrew Cushing
119 from the NH Preservation Alliance came to view two properties, school house and church, to
120 see what has been done. He also gave her some leads to other grants to apply for. Mr.
121 Cushing also mentioned casino night, at the Belmont Casino. Their program can give your
122 organization a certain percentage of their proceeds for ten days. An organization that he
123 works with just received close to \$18K from that. Member Hackley asked what the purpose
124 of the grant is for. Member Gilman stated it is for the restoration of the Tom Howe Barn. It
125 is estimated to cost around \$21K to upgrade electrical to 200 amp, restore/replace doors,
126 restore/replace windows, fix drainage and do indoor/outdoor lighting. Member Hackley
127 clarified the roof was done last year. He asked if we are obligated to put items out to bid as it
128 is a town building. Member Gilman stated she did speak with TA Carpenter.

• Review Tax Deeded Property

Staff Paquin showed the commission the location of the tax deeded properties. Chair de Seve asked if they are buildable but Staff Paquin was unsure. Member Gilman asked if the commission doesn't want these will they go to the abutters and Staff Paquin stated, "no". Member Hackley stated that anyone who purchases these properties can go to the ZBA and try for a variance. In the past, the Town used to give abutters first chance. Chair de Seve stated that the Conservation Commission would like to take these. Member Hopkins mentioned if we are spread too thin, he worries that we can't accomplish the bigger things. Chair de Seve stated it doesn't take away from the NRI. Member Hopkins stated that Gilman still has a rural feel and feels strongly that they need to still be knocking off the items on the NRI and as long that it doesn't take away from that. Member Hopkins asked how long will it take to monitor them. Chair de Seve stated those are super quick. Member Hackley stated we are obligated to monitor if we are the easement holder. Chair de Seve stated we wouldn't monitor these lots; we would look at them to make sure no one is doing anything on town owned property.

Member Hackley asked if there is something they need to do to create a Forest Management Fund or does that need to be a warrant article. Chair de Seve thought Staff Daigneault stated it's just an ordinance, so he will check with her. Member Hackley stated when there is a timber harvest on Town land that is supposed to go into Conservation Commission fund. Chair de Seve corrected, it is supposed to go into this Forest Management Fund, which is being worked on to create.

Member Dombrowski asked about the tax deed land on Sawtooth, if we are looking at it. The Sumner's in the future may put their land in conservation so that will just add to it. Member Hackley expressed his concerns with the small lots that go to auction as it is further increasing the congestion in the Sawyer Lake and Shellcamp Lake areas. Chair de Seve stated DES just did a water quality analysis on Shellcamp Lake and it came back with a phosphorus problem. This problem comes from fertilizer and leaching from septic systems that runs into the lake. Member Gilman stated the land on Sawtooth has a lot of wetlands so water quality is a concern if we don't take it.

Chair de Seve motioned to ask for the 2.8 acre parcel on Sawtooth to be put into conservation. Member Hackley seconded. All in favor, motion passed 6-0.

Chair de Seve asked how long will it be until the small lots go up for auction. Staff Paquin felt it will probably be next year as the Town just did an auction. Chair de Seve asked if they should meet with the Planning Board and Zoning Board to discuss with them the commission's concerns with these lots. Member Hopkins mentioned we should just ask them what is their rationale with these types of lots. Chair de Seve would like to see them go back to the way it was, which was to offer to the abutters to ease off the development pressure on water bodies that have water quality issues already. Member Hopkins asked what would be the Town's reasoning to auction these properties. Chair de Seve stated it would be about broadening the tax base. Member Hopkins stated the commission was able to make change with the LUCT by having numbers and facts. As long as the arguments are sound, people should listen. **Members wished to receive numbers for what the tax dollars would have been.**

Member Hackley stated this is a broader policy issue. We need to bring facts to the other boards, to get them to think about the larger picture. Member Gilman stated when you bring

173 more people in (to town), it puts more demand on the services. Chair de Seve stated
174 residential development never pays for itself.

175 I. **Old Business – NRI Report**

176 Chair de Seve stated the prison can print the report for \$6.00 each. We need to work on the
177 appendix and maps. Member Gilman would like to see a clean copy of the document prior to
178 it going to print. Member Hopkins would like to get going on the recommendations.

179 J. **Upcoming Dates**

180 Next Conservation Commission Meeting: December 13, 2022

181 Meeting adjourned at 7:28 pm.

182 Respectfully Submitted, Richard de Seve, Chairman