

**Town of Newport, NH  
Newport Conservation Commission  
Minutes of October 17, 2017  
6:30 PM  
Board of Selectmen's Room/Municipal Building  
15 Sunapee Street/Newport, NH**

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**MEMBERS PRESENT:** Stanley Hannum, Co-Chairman; Bruce Burroughs, Co-Chairman; Linda Dennis, Clifford Richer, Ken Dennis

**MEMBERS ABSENT:** Kristen Boffo

**GUEST SPEAKER:** Megan Chapman, Upper Valley Land Trust

**VIDEOGRAPHER:** NCTV

**PRESENT FROM THE COMMUNITY:** Russ Huntley

**CALL TO ORDER:** Chairman Burroughs called the Conservation Commission meeting to order at 6:31 p.m. followed by a roll call and the Pledge of Allegiance.

Chairman Burroughs welcomed Ken Dennis to the Conservation Commission. Mr. Dennis had been appointed by the Board of Selectmen (BOS) as a full member at the October 2, 2017 BOS meeting.

**AGENDA REVIEW:** accepted as presented.

**MINUTES:** August 15, 2017; September 19, 2017

Minutes of August 15, 2017:

On a motion by Mr. Dennis, seconded by Mr. Hannum; *the Board voted to approve the minutes of August 15, 2017 with the following correction:*

1. *Change spelling of Jonathan 'Simmons' to Jonathan 'Sisson' throughout the document. The motion passed 3-0-2 (Richer and K. Dennis abstained).*

Mrs. Dennis stated that the minutes of the August 15, 2017 meeting stated the Commission would receive a "Wetlands Report" from Jonathan Sisson. She asked if the Conservation Commission had received it. Chairman Burroughs stated no. There was a short discussion on the information the Commission had requested in the report.

Ms. Magnuson stated the GMC plans were ready to be signed; they had met all conditions by the Planning Board and they had received their DOT permit. Chairman Burroughs stated that maybe they had received their permit, but they were not in compliance with the conditions set by the Planning Board at their meeting. Chairman Burroughs listed some of their infractions, the last of which was that they were still parking vehicles on the Witcher Road town right-of-way. Ms. Magnuson stated that was against the Planning Board approval and their NH DOT permit. She would contact Roger Keilig at the NH DOT.

Mrs. Dennis asked the procedure to acquire the Wetlands Report from Jonathan Sisson. Ms. Magnuson would ask for it. Ms. Magnuson offered to get the GMC file to see if the Wetlands Report had been submitted. Chairman Burroughs stated yes, since the representatives said they would submit one.

Minutes of September 19, 2017:

On a motion by Mr. Richer, seconded by Mrs. Dennis; *the Board voted to approve the minutes of August 15, 2017 as presented. The motion passed 5-0-0.*

**ADMINISTRATION:** none

*Chairman Burroughs changed the order of agenda items to accommodate Mr. Russ Huntley.*

**NEW BUSINESS:**

Review and comments of 2017-SDFP-002: Cheshire Oil Company ( Owner), Russ Huntley, SVE Associates (Agent) request final review of a two lot subdivision of land. The proposal is to subdivide 7 acres of land from Map 105 Lot 013 currently 26.1 acres. The property is located at 603 Sunapee Street in the Heavy Commercial (B-2) and Rural (R) Zoning Districts.

The Conservation Commission members addressed Mr. Russ Huntley and questioned him about his case which was going before the Planning Board in November 2017.

They asked the following questions:

- What is the subdivision for? *Mr. Huntley explained that Cheshire Oil Company wanted to reduce its land holdings. He explained that the company was subdividing the commercial spaces they have developed.*
- Are there development plans (for the subdivisions)? *No.*
- Were the subdivisions to be sold? *Yes.*
- What is the total amount of land at this location? *26.1 acres. The Company wants to sell 19+ acres.*
- Is the land landlocked? *No, there was 103 feet of road frontage. Chairman Burroughs asked Ms. Magnuson what the road frontage requirement was. Mr. Huntley stated that for Heavy Commercial there was no requirement, for Rural it was 200 ft.*
- Where is the property located? *The land is located behind the car wash and gas station on the Newport/Sunapee line in Guild.*

Chairman Burroughs addressed Mr. Huntley and stated that the site plan presented to the Conservation Commission was difficult to interpret. They reviewed areas of the plan and its symbol legend.

- What was the acreage of wetlands? *Mr. Huntley did not know. The wetlands had not been delineated because the company was not proposing changes or a building.*
- Has the owner considered giving the land to the Conservation Commission? *He would ask the applicant.*

Ms. Magnuson stated that any comments or concerns would go to the Planning Board.

Mr. Hannum stated that the Conservation Commission did not have a problem with it; the land was only being subdivided in order to sell in the future time. The other Commissioners agreed.

On a motion by Mr. Hannum, seconded by Mr. Richer; *the Conservation Commission voted they had no comments or concerns to go to the Planning Board. The motion passed 5-0-0.*

Mr. Richer addressed Ms. Magnuson and asked if the Conservation Commission reviewed Shore land Permits. Ms. Magnuson stated she would look into it for the Commission.

There was a general discussion on the responsibilities of the Conservation Commission.

## **PRESENTATION:**

### Megan Chapman Upper Valley Land Trust

Megan Chapman, Project Manager for the Upper Valley Land Trust (UVLT) introduced herself to the Commission. She stated that she was not familiar with the Newport Conservation Commission and them with the Upper Valley Land Trust. She gave a presentation introducing what the UVLT's mission statement was and on land conservation, easements on private land, conservation of farmland and the Beaver Pond Farm Project in Newport, NH. For the entire presentation go to:

<https://vimeo.com/channels/newportconservationcomm>

The goal of the Upper Valley Land Trust was to help people conserve land.  
Since 1985 they have done over 500 conservation projects.  
Currently the Upper Valley Land Trust has 20 farms in NH and 25 farms in VT.

Ms. Chapman informed the Conservation Commission that the UVLT owned one easement in Newport, NH. It was the Blake Conservation Easement.

Ms. Magnuson asked if Ms. Chapman would like a letter of support of the Upper Valley Land Trust from the Newport Conservation Commission. She said yes. A letter from the Newport Conservation Commission would be drawn up.

The Commissioners thanked Ms. Chapman for her presentation.

## **NEW BUSINESS:**

### Financial Statement for Conservation Commission

Chairman Burroughs had not received a financial statement from Finance Director Brown.

### Markers in Town Forest

Mr. Dennis told the Commission that he had been informed the markers had been ordered. There was a short discussion on their acquisition and placement.

### Update- Town Manager

Chairman Burroughs stated that per the decision of the Conservation Commission members at the August 15, 2017 meeting; all information and correspondence concerning the infringements on the Barton Lot had been explained and given to Town Manager Rieseberg to resolve. There hasn't been any action to this point.

### Discussion of potential new easements

The Commission members held a brief discussion on potential new easements to be acquired by the Town for the Conservation Commission's jurisdiction.

- ❖ Elephant Rock
- ❖ Balancing Rock
- ❖ Coit Mountain
- ❖ Pinnacle Rock (Town already has)
- ❖ Island in Sugar River-Chandler Mills

It was the consensus of the Commissioners *that Chairman Burroughs and Ms. Magnuson would collaborate and write letters of interest (by the Commission) to each of the landowners.* Mr. Dennis would provide addresses at the November 2017 meeting. A draft letter would be presented at the November 2017 meeting.

#### UNH Students at Gilman Pond.

Members agreed that the Conservation Commission's land management plan should be made available to the group of students who will be working at Gilman Pond. The plan could be provided as soon as the document is accepted by the Conservation Commission. Hard copies and electronic copies would be made available to the Commissioners for a vote at a future meeting.

Chairman Burroughs stated that hard copies of the management plan had been given to the Water Department Superintendent. An electronic copy would be sent to Mr. Larry Wiggins.

Laura French was waiting for the Commission to approve the management plan that had been drawn up. Chairman Burroughs was waiting for comments from the Water Department.

#### NH Association of Conservation Commissions

The NH Association of Conservation Commissions would have its annual meeting on Saturday, November 4, 2017. The fee for each member was \$55.00. Chairman Burroughs read aloud the seminars which would be presented.

There was a brief discussion on the merits of belonging to the NHACC. On a motion by Mr. Richer, seconded by Mr. Dennis; ***the Commission voted unanimously to renew Newport's membership with the New Hampshire Association of Conservation Commissions and to pay the annual membership dues of \$330.00. The motion passed 5-0-0.***

There was a lengthy discussion among the Commission members as to the types of trees to plant both on the Common and in the North Newport Cemetery. Mr. Dennis informed the group that the stump from the tree cut on the Common had been removed to prepare the area for a new tree. Chairman Burroughs reminded the group that only the Common's tree was under the jurisdiction of the Conservation Commission (in selecting the type of tree and its purchase). On a motion by Chairman Burroughs, seconded by Mr. Richer; ***the Commission voted to allow Mr. Dennis to pick a suitable tree for the Common location. The motion passed 5-0-0.***

There was further discussion as to the appropriate type of tree, potential vandalism and potential sources/references for selecting the tree for the Town Common.

#### Update of annual monitoring of the Barton, Yeoman's and Wells properties

After a short discussion, the following were re-assigned:

- Barton-Mr. Hannum would monitor before the November 2017 Conservation Commission meeting.
- Wells- Mr. Richer and Mrs. Dennis would monitor on Thursday, October 19, 2017. They would carpool.
- Yeomans-Mr. Richer and Mrs. Dennis would monitor on Thursday, October 19, 2017. They would carpool.

Co-Chairman Hannum requested permission to take the official red folder for monitoring purposes from the Conservation Commission files. Ms. Magnuson would have him sign it out.

Mr. Dennis made a PSA stating there had been a Newport Garden Club started. Interested individuals should come to the next meeting at 6 p.m., October 18, 2017 in the BOS or lunch room in the Town Office.

On a motion by Mr. Richer, seconded by Mr. Dennis; ***the Conservation Commission voted unanimously to adjourn at 8:05 p.m.***

Respectfully submitted,

Maura Stetson  
Scribe

Approved: November xx, 2017