



Town of Warner, New Hampshire
Conservation Commission

Approved Minutes

Warner Town Hall

July 2, 2025, 7:00 pm

In Person Meeting

Zoom meeting: <https://us02web.zoom.us/j/85055760896>

Passcode: 1234 Meeting ID: 850 5576 0896

Find your local number: <https://us02web.zoom.us/u/kAPmQj7jB>

Warner Conservation Commission (WCC) Members present: Alice Chamberlin, Michael Amaral, Ken Cogswell, Doug Allen, Susi von Oettingen, Nancy Martin, Chair.

Members of the public: None

Meeting began 7:02 pm.

1. Approve Minutes- June 2025 – Approved with one edit to Item 9 (name of Willow Brook added).
2. NRI Draft with pictures- Received the final Draft version for review. Noted that this is one tool for land use planning in Warner. Need to verify the ownership of some of the photos to ensure we have the permission to use the photos. Recommend that Craig Tufts cover the interactive maps at the September WCC meeting. Will ask Craig Tufts to send us links to other town's storyboards and instructions on how to use them. The WCC needs to review the text before September to provide final feedback to Craig Tufts. Nancy Martin reach out to Craig Tufts with our requests.
3. Co-Occurrence Scores for Town Owned Properties – Nancy Martin provided an update. Selectman Smith would like to use the Co-occurrence ranking as a method to select potential auctionable properties. However, the WCC recommends that the Co-occurrence ranking should be one tool in making final decisions regarding auctionable properties. See the updated excel spreadsheet with summary comments regarding the following properties and decisions by the WCC. Regarding the Tom Pond Lane (Map 28 Lot 2), the WCC has no recommendation at this time. Other properties near Tom Pond and between the Warner River and I 89 (Map 7) are land locked and located over the aquifer. See updated spreadsheet for more information. The WCC voted to keep these properties. Discussed property on Mink Hill Lane (Map 9 Lot 12). The WCC has no objection to the Town of Warner reconfiguring the property and disposing some of the it at public auction (6 voted aye). Mink Hill Lane (Map 9 Lot 6-1) was voted by the WCC to keep (6 aye) because the property has recreational value, provides a buffer to Silver Lake, and protects the watershed. Bean Road (Map 9 Lot 2), The property is wet, the stream on the property runs into Silver Brook. The WCC voted 6 aye for keeping the property. North Village Road (Map 9 Lots 23 and 24), has wetlands, Silver Brook, good conservation value based on mix of forested habitat and wetlands. Lot 24 abuts Chandler Reservation. Recommend that these lots be combined with the back of the property proposed for subdivision (Map 9 Lot 12). The WCC voted to keep the Properties Map 9 Lots 23 and 24 with the suggestion it is conjoined with the back of Lot 12. 6 ayes.

4. Bradford Surface Water Protection Regulation – Nancy Martin. Questioned if the WCC would like to pursue development of a similar water protection regulation for waterbodies in the Town. The Central New Hampshire Regional Planning Commission (CNHRPC) could provide a template for the development of a town water protection regulation. Recommendation for the CNHRPC to provide a presentation on regulations developed and implemented by other town.
5. R.A.W. Conservation Easement Workforce Housing- ZBA Decision – Update. Did not pass the ZBA. Can expect an appeal of the decision.
6. NH Wildlife Action Plan – The WCC has no comments to provide on the updated Wildlife Action Plan.
7. Pesticides Banned – Michael Amaral. Update on pesticide regulations by neighboring states (e.g. CT). For example, the anticoagulants in rodenticides and neonicotinoids on lawns and grasses are now only able to be used by licensed applicators and no longer available for use by the general public in Connecticut. New regulations have made it more difficult to use in that state. These bans are due to the expanded impacts on non-target species. Impairment and/or mortality to raptors from eating rodenticide poisoned prey and decrease in overall insect numbers and diversity are two offshoots of the use of these pesticides.
8. Mt. Kearsarge Mountain Bike Trail – No updates on the trail.
9. I Naturalist Training - July 10th at 6:00 pm at the Dunbar Free Library, Grantham
10. Forestry/Wetlands permits – No new permits. For DES shoreline wetland permits, one permit granted for a building extension on the Warner River.
11. Adjourned at 8:42.

Auctionable Properties for WCC Recommendations-02/05/2025 updated					
Property	Lot Number	Map	Acres	Zone	WCC Recommendation
Tom Pond Lane	Map 28 Lot 2	YES	0.09; 247' to water	R-2	On hold. Needs more precise survey info. 2 Voted to keep, 3 abstains pending survey and reviewing access potential to the pond
Tom Pond Lane	Map 28 Lot 4-1	YES	0.17	R-2	For auction. Grandfathered-5 yr. before new zoning standards. Voted 5 to auction. 0 nays
L Richards, Rte. 103	Map 17 Lot 15	YES		R2-Med density	Recommend auctioning 2 lots. 4 in favor of auction, 0 nays. 1 abstention. Deed separation in progress. When legally separated, auction these lots.
	Map 17 Lot 17		0.1	R2-Med density	
Beyond Toll Booth	Map 22 Lot 14 Map 22 Lot 16 Map 22 Lot 17	YES	All lots ±1 Acre	OR Open Rec	WCC votes to keep the lots as per SPNHF request. 5 in favor of keeping, 0 nays
Kearsarge Mt Rd.	Map 31 Lot 31		0.66	R1 Village (0.459 acres to build)	WCC voted in favor of keeping (5 ayes for keeping) due to our understanding of RSA 41-14A <i>Note - any land donated to the Town for charitable purposes cannot be sold. RSA 41-14A Acquisition or Sale of Land, Building or Both.</i>
Route 103 West - Strip on south side between East Roby District Rd and Warner River	Map 17 Lot 34		0.2		Selectman Smith will talk to State about road easement concern. WCC withholds recommendation at this time.
103 W abuts white house, E. Roby District	Map 17 lot 4				MSmith will talk to State about road easement concern. WCC withholds recommendation at this time.
103 W.	Map 16 lot 4		0.2	R-2 Med.	MSmith will talk to State about road easement concern. WCC withholds recommendation at this time.
103 West, along old 103	Map 16 lot 24		4.67	R-2 Med density	WCC recommends not to auction. 5 ayes for keeping.
Across Laing Bridge, old cottage	Map 16 lot 25		0.4		WCC withholds recommendations because statue of limitations have not run out at this time.
Denny Hill, School St. intersection	Map 30 Lot 18		0.2	R-1 Village Residential	4 in favor of keeping, 1 abstaining. WCC suggest the SB discusses potential use for road improvements. Should discuss property with road agent.
Wiggin Trace	0001-3				Class VI road access. WCC recommends keeping - 5 in favor of keeping, 0 nays. NRI Summary Rank = 1, Mean Rank = 16. Significant conservation value.
North Rd	18-05		4.7	OC-Open cons	WCC recommends <u>not to auction</u> lots 18-5, 18-6, 18-9 & 18-12. ALL have high conservation/recreation values including as wildlife corridors and maintaining water quality (filters runoff) of Stevens Brook. See NRI scores. Averaging around 19 - 20 ranks. 18-09 may not be buildable. Some parcels are mapped as part of the Town Forest. Also indicated on Conservation Map. <u>Need follow up research.</u> Recommendations to keep 5 ayes, 0 nays 18-05 and 18-06. Recommendation to keep 18-09 - 5 ayes, 0 nays. WCC recommendation to keep 18-12 - 5 ayes, 0 nays.
	18-06		39		
	18-09		1.75		
	18-12		15		
North Rd.	14-17		5	C-1 Comm	The WCC voted to auction the property provided that all development occurs adjacent to North Road and a deed restriction is in place that is protective of Stevens Brook (e.g. no building with XX feet of the stream). 3 ayes in favor of auctioning property with restrictions, 2 ayes keeping the parcel.
Gore Rd.	21-09		5.5	OC	May lease to abutter for maple syrup production. WCC voted in favor of retaining the property for the purpose of leasing it for agricultural use.

Auctionable Properties for WCC Recommendations-07/01/2025 updated					
	Map 7 Lot 46				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989 - 1978A24:H37A24:H40	Map 7 Lot 44				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 45				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Tom's Pond Lane - 1982	Map 7 Lot 46				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 47				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 48				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 49				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 50				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 52				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Interstate 1989	Map 7 Lot 53				Property is located over the aquifer, is a wetland, located within a flood plain and valuable. 6 voted aye for keeping.
Couchtown Road - 20165	Map 19 Lot 37				Completely forested habitat, 64 acres. Could be a managed forest to be added to Chandler Reservation. 6 voted aye for keeping.
Mink Hill Lane	Map 9 Lot 12				The property has been logged by the Town. Is proposed for sale and subdivision. A lot for development and some to go to the Chandler Reservation. The WCC has no objection to the Town of Warner reconfiguring the property and disposing some of the it at public auction (6 voted aye).
Mink Hill Lane	Map 9 Lot 6-1				Has road frontage on Mink Hill Lane and Dean Road. Has recreational value, provides a buffer to Silver Lake, and protects the watershed. The WCC voted 6 aye for keeping the property.
Bean Road	Map 9 Lot 2				The property is wet, the stream on the property runs into Silver Brook. The WCC voted 6 aye for keeping the property.
North Village Road	Map 9 Lot 23				Recommend that these lots be combined with the back of the property proposed for subdivision (Map 9 Lot 12). The WCC voted to keep the Properties Map 9 Lots 23 and 24 with the suggestion it is conjoined with the back of Lot 12. 6 ayes.
North Village Road	Map 9 Lot 24				Recommend that these lots be combined with the back of the property proposed for subdivision (Map 9 Lot 12). The WCC voted to keep the Properties Map 9 Lots 23 and 24 with the suggestion it is conjoined with the back of Lot 12. 6 ayes.