



Town of Warner, New Hampshire
Conservation Commission
Draft Meeting Minutes
Warner Town Hall
February 4, 2026, 7:00 pm
In Person Meeting

Zoom meeting: <https://us02web.zoom.us/j/85055760896>
Passcode: 1234 Meeting ID: 850 5576 0896

Warner Conservation Commission (WCC) Members present: Michael Amaral, Jackie Germain, Ken Cogswell, Susi von Oettingen, Phil Stockwell, Scott Warren, Nancy Martin, Chair.

Members of the public present: Hannah MacBride, Barbara Marty, Tim Blagdon, Gary Young, Ben Kramer, Arlon Chaffee

Via Zoom: Alice Chamberlin (WCC), Doug Allen (WCC), Matt Baronas, Central New Hampshire Regional Planning Commission (CNHRPC)

Meeting began at 7:00 pm

1. Approve January Minutes – Approved.
2. Corrected survey for the McBride conservation easement - Hannah McBride, has an 88 acre parcel of land behind the Indian Museum. In September 2025, an abutter, Mr. Holmes, surveyed their property and determined that 9 of the 88 acres were previously sold and subsequently added to the his property. Therefore, 82 of the 88 acres are in conservation. An issue brought up by Mr. Holmes who contested the shared bound stated that the original survey for the McBride property was not surveyed by a licensed surveyor. Alice Chamberlin asked what the WCC's interest in this issue regarding the status of the 9 acres. It is likely that there is no conservation easement on these 9 acres. Mr. Holmes has had his property surveyed and a corrected boundary was determined. A recommendation was made to move the easement markers to the correct boundary. Nancy Martin will call Mr. Holmes' attorney to resolve the boundary issue and discuss moving the easement markers to the correct location.
3. Warner NRI Revised Story Map-Matt Baronas, Central New Hampshire Regional Planning Commission. The WCC requested a link to the Natural Resources Inventory document and Story Map on the Town's website (could put the document on a number of Town pages on the website). Mr. Baronas walked through the changes made to the introduction of the Story Map. The introduction section discusses what the Story Map is and an overview of the NRI, and summarized the recommendations made in the document. Added a disclaimer that the maps may vary in how they look depending on the device being used to look at the Story Map (tablet, phone) and recommendation that the Story Map be viewed on a computer. A section was added that explained how to walk through the document. Also changed the swipe description map to reflect a map in the document. Also described the attribute icons and added the ability to enlarge the photos by clicking on the photo. Michael Amaral suggested that some copies of the

NRI be printed. Small updates can be made, e.g. change in a map where conservation areas are. Large changes and rerunning of the co-occurrence analyses would not be easily done. The CNHRPC is available to continue working with the WCC on the document in the future.

4. DOT Surplus Parcel-Map 28:Lot 33. The DOT asked the Board of Selectmen if Warner was interested in purchasing the small surplus DOT lot. Tim Blagdon on behalf of the Concord Sunapee Rail Trail was interested in the parcel for access to the rail trail. The Board of Selectmen was not interested in purchasing the parcel due to potential survey costs and lack of important resources to the Town. The WCC noted there is no conservation value to the Town. The WCC to not take a position on whether the Town should purchase the property from the State because of the lack of conservation value.
5. Mt. Kearsarge Mountain Bike Trail-Petition – The petition received enough signatures to develop a warrant article for the 2026 Town Meeting. The petition (summary) is asking if residents are in favor of asking the responsible state entities to deny further consideration of the proposed application until the concerns raised in the warrant article have been addressed. The next State Trails Advisory Committee meeting will be March 25th. There is a Kearsarge Chapter (based in New London) of the New England Mountain Bike Association that was recently formed. Apparently, there are other mountain bike trails that may be proposed in the Kearsarge area, however, no one is familiar with these proposals. Nancy Martin asked if the NEMBA representative on the STAC would recuse themselves from the application discussion. This is currently unknown whether the NEMBA representative would recuse themselves.
6. ZBA Update-Exit 9 Conservation Easement & Catch Housing – Hearing on January 22, 2026 regarding the appeal by CATCH for the proposed housing development. The judge has 60 days to make a ruling on the appeal.
7. Warner’s Conserved Lands Map Revision - Doug Allen has been working on the revision of the Conserved Lands Map. Has some additional work to do on correcting links and updating newly conserved lands. Doug Allen will ask if Craig Tufts can break down conserved lands ownership into different categories (State, Town, Private conservation easements) and update the NRI map that can be used at Town Meeting.
8. Forestry/Wetlands permits – Ken Cogswell noted that Eversource has a permit to trim vegetation on their Right of Ways.
9. New Business - None
10. Meeting adjourned at 8:10