



Town of Warner, New Hampshire
Conservation Commission
Warner Town Hall
May 7, 2025, 7:00 pm
In Person Meeting

IN ATTENDANCE:

Nancy Martin (chair), Susi von Oettingen, Alice Chamberlin, Ken Cogswell, Michael Amaral, Phil Stockwell (alternate for Doug Allen),

Public attendees – Ben Kramer, Ellie Brown, Bret Ingold, Tim Blagdon

Meeting began at 7:01 pm

1. Approve Minutes- April 2, 2025 – Approved.
2. KCLT.org on Foster Farm Land Conservation – Letter drafted by KCLT is in the WCC files for review. Nancy sent the letter to the WCC prior to the meeting. The KCLT is a non-profit community land trust focused on affordable housing and land conservation associated with the farm. Long term goal – long-term affordable housing, farming the land, and having indigenous land access for local Abenaki residents. Seeking funds to develop and easement for the majority of the property. Have discussed an easement with the Ausbon Sargent Land Trust and will apply for an LCHIP grant. Seeking funds for assistance with legal costs for developing an easement – appraisal, survey by a conservation specialist, and legal work (as outlined in the May 5, 2025 letter). The current estimate that is being requested is approximately \$15,000. The area under easement is about 75 acres (about 95% of the property). The housing would be a single family home. Working with Ausbon Sargent to determine a cost for the easement. There is currently a land management plan for the forested areas. Connects to the Blueberry Farm and the Kumin easements. A motion was made for the WCC to spend up to \$15,000 for the assessment, appraisal and legal fees for the establishment of the easement on 22 Loud Lane, and approved unanimously.
3. Mt. Kearsarge Mountain Bike Trail- Update by Ben Kramer. New England Mountain Bike Association (NEMBA), will take the lead in obtaining the permit from the NH Parks Division to develop a mountain bike trail on Mount Kearsarge. Ben Kramer is researching similar mountain bike trails and determining logistics of maintaining the trail. NEMBA would be doing the initial trail work and subsequent trail work. The State Parks will play a very small role in managing/maintaining the trail. NEMBA will develop the budget for maintaining the trail, primarily based on person hours. The environmental review process by other state agencies would begin once the application has been filed and accepted. To prevent erosion, the trail would be armored by rocks and/or logs. No fill is anticipated to be brought in with the

exception of large rocks to stabilize the trail. The trail is supposed to be multi-use, most likely the only other use would be hikers. Will be only for downhill biking. Ben K. will be discussing the potential trail with adjacent landowners prior to finalizing an application.

4. Concord Lake Sunapee Rail Trail (CLSRT) – HEB engineering report for DOT - Tim Blagdon update. The HEB engineering report has been accepted by the State Department of Transportation (DOT). The National Environmental Protection Act environmental review process is ongoing. Nothing was moving forward due to the NH DOT review. Trail design and environmental review will begin now that the report has been accepted. Trail maintenance is dependent on volunteer participation. The Friends of the CLSRT has a sub-agreement with the Town of Warner to be responsible for future trail maintenance.
5. Workforce Housing – 47 unit apartment house proposed for the parcel abutting the Dunkin Donuts property. The Project Proponent requested a variance and special exception for the property at the Zoning Board of Adjustments hearing. Noted that the apartment property could have a regional impact, not just a local therefore need Central New Hampshire Regional Planning review. Barbra Marty email to Nancy noted that the ZBA will have another meeting (May 14 at 7 pm) regarding the variance (setback) and special exception (residential use in a commercial area).
6. NRI Draft – Update – Nancy Martin, Chair. One of the WCC concerns is that the current NRI narrative is very dense and science-based. Suggested more photos be included in the Warner NRI. The WCC is still waiting for the Story Page. If the WCC asks for more edits, the WCC will consider providing additional funds for his support.
7. Update-Five Rivers and Blue Moon Berry Farm – Nancy Martin delivered the WCC check for easement changes. The Project is now closed and land conserved.
8. Stream monitoring – training will be May 12 at 3 pm, meet at the Town Hall.
9. Points of interest from the Ausbon Sargent meeting with Conservation Chairs – several towns have undertaken a bioblitz with iNaturalist (an app for identifying plant and animal species). There are 3 trainings coming up for those interested. Nancy will take the first training. Bradford passed a surface water protection measure. Suggestion to invite Ann Eldridge to discuss the new protection measure.
10. Oaths of Office – Need to check if Doug Allen has taken the Oath. In 2026, Nancy and Phil's position will be up for renewal.
11. Forestry/Wetlands permits – 5 Forestry (intents to cut) permits, and a DES wetlands permit for the Davisville bridge on 103, cutting at the Transfer Station, and a second wetlands permit for Barclay Brook on Schoodac Road.
12. Meeting adjourned at 8:46 pm.

