



## CONSERVATION COMMISSION

### AGENDA

**Monday, June 18, 2023**

**4:30 PM**

**Room 22, Recreation Center**

---

#### Commission Members

Alexander Von Plinsky, IV, Chair  
Councilor Andrew Madison, Vice Chair  
Art Walker  
Councilor Robert Williams, Ex-Officio  
Eloise Clark  
Steven Bill  
Kenneth Bergman

Deborah LeBlanc, Alternate  
Thomas P. Haynes, Alternate  
John Therriault, Alternate  
Brian Reilly, Alternate  
Lee Stanish, Alternate

1. Call to Order
2. Approval of Meeting Minutes – May 15, 2023
3. Report-outs
  - 1) Greater Goose Pond Forest Stewardship Subcommittee
  - 2) Outreach
  - 3) Invasive Species
  - 4) Land Conservation
4. Discussion Items:
  - a) Budget Discussion & Membership renewal requests
    - i. Society for the Protection of NH Forests
    - ii. New Hampshire Association of Conservation Commissions
  - b) Recent U.S. Supreme Court Decision – [Sackett v. Environmental Protection Agency](#)
  - c) Keene Meadow Solar Station project update
  - d) Potential Land Purchase Update (Rt 9/Washington St. Ext. properties)
  - e) Airport proposed wildlife control fence update
  - f) Conservation Commission speaking events
  - g) Educational resources for invasive species removal
5. Correspondence: Society for the Protection of NH Forests – 2023 Annual Bulletin
6. New or Other Business
7. Adjourn – Next meeting date: **Monday, July 17, 2023**

1 **City of Keene**  
2 **New Hampshire**

3  
4  
5 **CONSERVATION COMMISSION**  
6 **MEETING MINUTES**  
7

**Monday, May 15, 2023**

**4:30 PM**

**Room 22,  
Recreation Center**

**Members Present:**

Councilor Andrew Madison, Vice Chair  
Councilor Robert Williams (left early)  
Eloise Clark  
Ken Bergman  
Thomas Haynes, Alternate (Voting)  
John Therriault, Alternate (Voting)  
Steven Bill, Alternate  
Lee Stanish, Alternate  
Deborah LeBlanc, Alternate

**Staff Present:**

Mari Brunner, Senior Planner

**Members Not Present:**

Alexander Von Plinsky, IV, Chair  
Art Walker  
Brian Reilly, Alternate

8 **SITE VISIT: At 3:15 PM, before the meeting, Conservation Commission members**  
9 **conducted a site visit of 19 Whitcomb's Mill Road (TMP # 237-018-000).**

10  
11 **1) Call to Order**

12  
13 Vice Chair Madison called the meeting to order at 4:38 PM.

14  
15 **2) Approval of Meeting Minutes – April 17, 2023**

16  
17 Revision: line 197 should begin with the word "Extension."

18  
19 A motion by Mr. Bill to approve the minutes of the April 17, 2023 meeting as amended was duly  
20 seconded by Mr. Haynes. The motion carried unanimously.

21  
22 **3) Planning Board Referral – Surface Water Protection Conditional Use Permit**  
23 **Application SWP-CUP-02-23 – 19 Whitcomb's Mill Road, 9-lot CRD Subdivision**  
24  
25

26 Vice Chair Madison welcomed the applicant, Jim Phippard of Brickstone Land Consultants, on  
27 behalf of the S.R. Henry Trust, which owns this land at 19 Whitcomb's Mill Road. This 12.2-  
28 acre tract of land is in the Low Density 1 District. Mr. Phippard proposed a 9-unit Conservation  
29 Residential Development (CRD) subdivision. This would include a new 700' City street from  
30 Whitcomb's Mill Road that would enter the cul-de-sac. Nine lots would be created, 8 of those  
31 would be building lots, and 1 would be 6.8 acres of permanent open space, which is primarily a  
32 large 1.9-acre wetland area in the center of the property, as well as the perimeter land strip  
33 around the property. A homeowner's association would be responsible for maintaining that open  
34 space. Four of the lots would be sized adequately for single-family homes and the other 4 lots  
35 would be sized to accommodate up to a duplex. If approved, the lots would be open to sale, and a  
36 buyer would not be required to build a duplex even though the site could accommodate it. Mr.  
37 Phippard pointed out portions of the wetland buffers that would fall within one of the  
38 development lots, which could be impacted by a homeowner building on that lot. He pointed out  
39 lot #1, which was a large area suitable for a duplex, but there was a wetland on either side; one  
40 intermittent stream takes drainage from the south of the site into the wetland area, and 1 small  
41 drainage ditch has an adjacent wetland pocket that would be a part of the open space. He said the  
42 other lots would be smaller and would fall primarily in the building setback areas, where an  
43 applicant could not build; they could propose to install a shed or gazebo, for example, but that  
44 would require an additional Conditional Use Permit (CUP). He said the plan was to keep the site  
45 largely undisturbed so that buyers would see the sensitive wetland buffers on the plans; he found  
46 that educated home buyers usually respect those areas and recognize that they could have a  
47 positive or negative impact on those areas. Mr. Phippard said that both he and the Henry's would  
48 work to make sure any buyer understood what they were buying into. Mr. Phippard was present,  
49 hoping that the Conservation Commission would recommend to the Planning Board that they  
50 should allow the CUP as a part of this CRD.

51  
52 Mr. Haynes referred to a second 12-inch culvert and asked whether it was too small. Mr.  
53 Phippard said it really was not too small, though he had considered changing it. Mr. Phippard  
54 referred to a small wetland pocket on the map, which he said was entirely from drainage on site.  
55 He added that there was a little bit of runoff from a steep slope next to the Rail Trail. He said  
56 there was a wet pocket that discharged water under the gravel road during rain events. Mr.  
57 Phippard said he contacted NH Department of Environmental Services (DES) because in order to  
58 construct the City street, the developers would need to increase the length of that culvert. DES  
59 instructed Mr. Phippard that he did not need a Wetlands Permit because the water discharge was  
60 not coming from a stream. Mr. Haynes asked whether there was concern that heavy rain could  
61 back up or plug that culvert somehow. Mr. Phippard said no. He pointed out the low point in the  
62 roadway where water could back-up and over top the roadway at that location, though Mr.  
63 Phippard did not anticipate that based on significant rain events over the past few years. Mr.  
64 Phippard noted that when he began his business, the standard was to design for a 25-year storm  
65 event (2" of rain). Today, there is technology to predict 25-year storms (5.83" of rain), which he  
66 said occur often; it is an average over the 25-year period. He said that this development would  
67 allow for up to 30% lot coverage in the development lots, which would not create enough runoff  
68 to overtop the road. Mr. Bill asked if 25 years was the design standard. Mr. Phippard said it was

69 the standard used by the City of Keene. Ultimately, he said it depended on the design, with the  
70 standard being a 50-year design for a stormwater pond and 25 years for a culvert under a  
71 roadway.

72

73 Ms. Clark asked what action the Commission needed to take. Ms. Brunner replied that this was a  
74 referral from the Planning Board that was built into their regulations for surface water CUPs that  
75 are allowed in NH as innovative land use control. The state allows the City Council to create  
76 those regulations and assign them to either the Zoning Board of Adjustment, Planning Board, or  
77 the City Council itself to issue the permit. The City has assigned these to the Planning Board.  
78 She said that for surface water CUPs, the Council added another referral to the Conservation  
79 Commission as the City's experts on water issues. Ms. Clark asked the criteria for reviewing this  
80 application. Ms. Brunner replied that the City has surface water CUP criteria in the Zoning  
81 regulations. In the application packet, Ms. Brunner believed the applicant provided a narrative  
82 response to those criteria that the Planning Board would use when deciding whether to grant the  
83 CUP. Some of those criteria involve some knowledge of and best practices for protecting  
84 wetlands and surface water resources, which is why the application was referred to the  
85 Conservation Commission. The Commission did not need to make a yes/no decision, but rather  
86 to make any recommendations to the Planning Board that they should consider using in their  
87 approval. For example, in the past the Commission had recommended pollinator friendly  
88 plantings when restabilizing an area.

89

90 Ms. Clark asked about cutting or removing vegetation up to the banks of these intermittent  
91 streams. Ms. Brunner said the Commission could recommend leaving a no-cut buffer, but  
92 ultimately it would be up to the Planning Board to decide whether to take that recommendation.

93 Ms. Clark wanted the Commission to recommend a no-cut buffer around the 2 ephemeral  
94 streams, maintaining the buffer on the plans that Mr. Phippard displayed. Mr. Haynes said that  
95 was the goal, but once those lots sell, there would be no monitoring system to ensure the  
96 homeowner's association follows that recommendation. Mr. Phippard said that was correct, 10  
97 years from now a new buyer could do what they want. Mr. Therriault thought that could be built  
98 into the deed so whoever bought the lot would have to maintain the buffer or violate the deed.

99 Mr. Phippard noted that the homeowner's association would include up to 12 separate entities. In  
100 his experience, he found the homeowner's associations to be more successful at enforcing  
101 restrictions like this because they live there. The homeowner's association documents were still  
102 being drafted for this development, with detailed restrictions.

103

104 Mr. Bergman noted that the wetland buffer would not affect every lot. Mr. Phippard agreed. Mr.  
105 Bergman asked if the restrictions would only be included on the deeds for those lots impinging  
106 on the buffer, or for all the lots. Mr. Phippard said that if the Planning Board adopted the  
107 Conservation Commission's recommendation, then it would become a part of the final approval,  
108 meaning it would have to be included in the homeowner's association documents as the group  
109 responsible for that open space. There would be a good record of the recommendations, but it  
110 was still a matter of enforcement. Mr. Bergman referred to 2 drainage maps that seemed to be  
111 prepared sooner than the others; he referred to an apparent catchment basin on lot #7, which he

112 said was shifted to the front of the development on later maps. Mr. Phippard said there had been  
113 approximately 15 versions of the plans he displayed over time. He had been working on this  
114 evolving plan with the Henry's for over 2 years, while the City had also been working to finalize  
115 their CRD regulations. He thought this development would contribute one solution to the City's  
116 housing needs. In terms of clarity of documentation for those other than this Commission, Mr.  
117 Bergman thought it would be good to provide final versions of the plans. Mr. Phippard said Ms.  
118 Brunner had all of the final plans, which could change again based on the Planning Board's  
119 decision. Ms. Brunner said only the final version would be signed by the Planning Board Chair  
120 and recorded by the Register of Deeds. Mr. Bergman asked if further studies (e.g., a botanist) of  
121 the site were anticipated before the final plans. Mr. Phippard said nothing remained for the final  
122 approval.

123  
124 Ms. Stanish asked why the wetland buffers were included in the lots if there was any concern.  
125 Mr. Phippard said it was a balancing act when designing a CRD like this, where 50% of the land  
126 must remain as open space and the minimum lot size for a single-family home is 16,000 square  
127 feet, which doubles for a duplex. He pointed out details on the map. Mr. Bill asked if the lot  
128 owner would own the buffer strips. Mr. Phippard said that was correct, but they would be  
129 documented as restricted in the homeowner's association documents and he would make a note  
130 on the final plans that would be signed by the Chair of the Planning Board.

131  
132 Ms. Stanish asked how the perimeter open space strips would be delineated from the properties.  
133 Mr. Phippard said the Planning Board required setting every corner pin, which were black dots  
134 on the plans. If there were questions or issues, a surveyor would go out and flag the lines using  
135 ribbons or by marking trees. Ms. Stanish asked if there would be any physical demarcation and  
136 Mr. Phippard said no. Mr. Phippard said an earlier version of the plans included a trail down to  
137 the brook but he and the owners decided to leave it in its most natural state and protect those  
138 most sensitive areas of the property. He proposed 1 foot path that would come outside the  
139 wetland buffer and through the trees up to the Rail Trail; this would be subject to an application  
140 with the State of NH and paying the annual fees. He noted that walking on Whitcomb's Mill  
141 Road could be a little scary with fast traffic and no sidewalks.

142  
143 Ms. Brunner clarified her understanding of the Land Development Code that 16,000 square feet  
144 was required for a duplex. That was just the minimum and there could be a duplex on a 16,000  
145 square foot lot. Mr. Phippard and Ms. Brunner agreed that lot #1 could be smaller in that case.  
146 Ms. Brunner said she would follow up with Mr. Phippard to confirm this. If that was true, then  
147 Mr. Haynes said lot #1 could completely avoid those buffer areas, which would be great for  
148 everyone, and Mr. Phippard agreed.

149  
150 Mr. Bill said that given the number of wells in this area, he thought there was potential for  
151 supply issues. He asked if there were other subdivisions of this size with that many wells. Mr.  
152 Phippard replied that he had a 26-unit subdivision in Chesterfield with a similar number of wells.  
153 The same well driller assured Mr. Phippard that the aquifer in question for this subdivision was  
154 much better. He said the City was looking at another potential well site in this aquifer at the end

155 of Bent Court. Vice Chair Madison agreed, saying that area is productive. Mr. Phippard said the  
156 well driller would look at where the permanent water table is and how much storage that creates  
157 in a well and they would recommend the well depth for a single-family home with 3 bedrooms.  
158 Mr. Bill asked if the well would go down to bedrock and Mr. Phippard said yes.

159  
160 Mr. Bergman asked if the well water tests showed any evidence of radon or arsenic. Mr.  
161 Phippard said not on this site.

162  
163 Ms. Brunner noted that maintaining the 50% open space, including a no-cut buffer, would be a  
164 part of the homeowner's association's governing documents in a CRD. They could do vegetation  
165 management (e.g., removing a tree or invasive species) but they could not clear cut the open  
166 space land.

167  
168 Vice Chair Madison made the following motion, which was duly seconded by Mr. Therriault. On  
169 a vote of 6–0, the Conservation Commission recommended maintaining the no-cut buffer around  
170 the 2 ephemeral streams as shown on the design plans or, if the size of lot #1 could be legally  
171 reduced, to keep the duplex out of the buffers. The Conservation Commission also recommended  
172 that this no-cut buffer should be codified in the homeowner's association's governing  
173 documents.

174

175 **4) Report-Outs**

176 **A) Greater Goose Pond Forest Stewardship Subcommittee**

177

178 Mr. Haynes reported that the Subcommittee's last meeting and those for the rest of the summer  
179 would be at Goose Pond. Any Commissioners are welcome to join on the 2<sup>nd</sup> Friday of each  
180 month at 8:30 AM and Mr. Haynes would send out bulletins indicating where to meet a week in  
181 advance (usually the north or south trailhead off East Surry Road). At the last meeting, some  
182 people walked around the loop trail and saw some downed timber that they then used to create a  
183 boardwalk over a wet area. Others worked on hanging more trail signs that Mr. Haynes created  
184 as well as trail maintenance. The Department of Parks and Recreation social media accounts  
185 would announce volunteer recruitment so that upcoming workdays (there would be some on the  
186 weekends) could be advertised to potential volunteers. Volunteers could also be recruited for trail  
187 work with Lew Shelley of SnowHawk LLC; signs would be posted at trailheads alerting users to  
188 parts of the trails that might be closed for work. Mr. Haynes asked if the Goose Pond work  
189 schedule could be posted to the main Conservation Commission webpage, versus the Goose  
190 Pond subpage. Mr. Haynes would work with Ms. Brunner to accomplish this. Mr. Haynes said  
191 that in general, volunteers should call the Parks and Recreation Department to sign up for  
192 workdays or get on the list for email updates. Ms. Clark, Ms. LeBlanc, Ms. Stanish, and  
193 Councilor Williams said they would like it if Ms. Brunner would email them the Subcommittee's  
194 agenda packets monthly.

195

196

197

198 **B) Outreach**

199

200 Mr. Haynes said the work group did not meet last month. Sunday, May 28 would be a bird walk  
201 with Steve Lamonde from 8:00 AM–10:00 AM (meeting at the south trailhead). While  
202 registration was not required, Mr. Haynes said participants could sign up by calling the Parks and  
203 Recreation Department.

204

205 A motion by Mr. Haynes to pay Steven Lamonde a \$150 honorarium for the May 28, 2023 bird  
206 walk at Goose Pond was duly seconded by Mr. Bergman. The motion carried unanimously.

207

208 Mr. Haynes mentioned the Goose Pond Through the Seasons activities. The work group was  
209 considering a walk into the area where the solar project was proposed as educational outreach so  
210 members of the community could see the area. He wondered if a member of Glenvale Solar or  
211 one of their associated scientists could be present to answer questions. He envisioned this as an  
212 educational opportunity and not a discussion about being for or against the project. Mr. Bergman  
213 supported this idea, noting that it would be nice to understand the condition of that land and the  
214 scope of the planned work. Mr. Bergman wondered how such a visit would work with the  
215 progression of this project through various City approvals. Mr. Haynes wanted to fit something  
216 in sooner than later to fulfill the summer walk.

217

218 Vice Chair Madison was concerned that such a visit could result in the Conservation  
219 Commission appearing biased as for or against the project in a setting that could result in a sort  
220 of “gang up” on the developers. He said the Commission needed to remain impartial in  
221 accordance with NH RSA 91-A. He understood the idea of such a walk but thought it could be  
222 problematic. Mr. Haynes understood the concern, but asked how the Commission could educate  
223 the public about this project; if not the Commission, whose responsibility would that be? Mr.  
224 Bergman said that at this point, the proposal was just on paper, and he could not concretely  
225 envision the property, so he would be asked to vote on something without seeing the land.

226

227 Ms. Brunner thought the appropriate venue for such a tour would be a publicly noticed  
228 Conservation Commission site visit, perhaps with a representative of Glenvale Solar, once the  
229 Planning Board refers the application to the Conservation Commission. She noted that a site visit  
230 like this could be longer than normal, and it would not have to occur right before a Commission  
231 meeting; for example, the Planning Board conducts their site visits 1 week in advance of the  
232 hearings. Ms. Brunner did not recommend having this site visit before the Planning Board  
233 referral so that it is a formal part of the review process. Mr. Bergman asked if the public could  
234 weigh in during a site visit. Vice Chair Madison said it should mostly be questions and answers,  
235 but the public would certainly have that opportunity during a site visit. Ms. Brunner also noted  
236 that for the NH DES Wetlands Permit, the Conservation Commission could choose to hold a  
237 public hearing. During any Commission meeting, the Chair could choose to allow public  
238 comment, whereas during a public hearing, public comment is guaranteed. Ms. LeBlanc said she  
239 could use a lot more information on these processes and would appreciate it if Ms. Brunner could  
240 share more.

241  
242 Mr. Bill wondered how the solar site would be accessed for a visit. Mr. Haynes thought it made  
243 the most sense to walk up Old Gilsum Road. Mr. Bill wondered if the Commission would need  
244 permission from the property owner to visit. Mr. Haynes noted that there were biking trails onto  
245 the property right now that could be used without the owner's permission, so he thought it would  
246 be accessible. Vice Chair Madison thought this discussion was getting too into the weeds at this  
247 time. Councilor Williams was concerned, noting that it would be a long walk up Old Gilsum  
248 Road and not everyone might be able to do that, so he suggested having one car go to the site as  
249 well.

250  
251 Mr. Haynes confirmed that organizing a walk to the solar site would have to wait for the  
252 application. Ms. Brunner's recommendation was to keep that as a part of the formal process. She  
253 reiterated that there could be a multi-hour site visit in advance of the Commission's deliberation  
254 on the application. Ms. Brunner would confirm with the City Attorney that such a visit should be  
255 a part of the formal application process. She echoed Vice Chair Madison's concern that any  
256 meeting of the Conservation Commission would need to be publicly noticed 24 hours in  
257 advance. Mr. Haynes said members of the Commission wanted more information before the  
258 formal application; he said that it could be an educational walk. Ms. Brunner reiterated that she  
259 would need to confirm with the City Attorney, and she could reach out to Glenvale Solar to see if  
260 they would be interested in participating in a public walk.

261  
262 Mr. Bergman asked how soon after the permits are referred to the Commission would the various  
263 actions need to occur. Ms. Brunner said that as soon as the Community Development  
264 Department receives the application, assuming it has the surface water CUP as a part of it, she  
265 would notify Chair Von Plinsky to add it to the next Commission agenda and set a site visit. The  
266 Planning Board deadline to submit is 6 weeks ahead and the Planning Board meets one week  
267 after the Conservation Commission, so there would be a 5-week window for a site visit.

268  
269 Vice Chair Madison asked for an overview of where this project is in the City process so far. Ms.  
270 Brunner said the applicants received a variance from the Zoning Board of Adjustment (ZBA) on  
271 May 1 for the size of the proposed array for the two properties, one of which has frontage on RT-  
272 10 and the other on Old Gilsum Road (a Class VI Road). She said the proposal was currently  
273 waiting on a 30-day period after the ZBA decision, during which any parties aggrieved by the  
274 decision could appeal. After those 30 days, she was unsure if the project would go to the City  
275 Council next or proceed into the property design. They might need more variances because the  
276 conceptual designs showed the development going across the property line, so they would need  
277 variances for things like setbacks in that case. The Conservation Commission would also get a  
278 referral when the Wetlands Permit application is submitted to NH DES.

279  
280 Vice Chair Madison said there was not a rush for a site visit right now. Mr. Haynes said there  
281 could be a rush if the application comes in during the winter, when a site visit would not be  
282 possible, and he suggested that the Commission visit the site now. Mr. Bergman said the land  
283 was not posted. Ms. Brunner would talk to the City Attorney and then contact Glenvale Solar.

284 Vice Chair Madison still urged caution about acting outside the formal process for such  
285 contentious projects. Mr. Haynes reiterated that the visit would be for outreach and education,  
286 not about taking a side; he had seen letters to the editor in the Sentinel about concerns for Goose  
287 Pond because of this project.

288

289 **C) Invasive Species**

290

291 Councilor Williams reported that the first event of this season was on May 8. He said it was  
292 poorly attended and he was unsure if it was not advertised well enough. Despite the low turnout,  
293 he said the group did some good work on Japanese barberry. He is experimenting with a new  
294 way to get rid of invasives other than bagging them and taking them to the landfill. Right now,  
295 the Japanese barberry was piled under a tarp to die off. He hoped for more turnout at the next  
296 event on June 19, right after the Conservation Commission meeting.

297

298 Vice Chair Madison asked if any tools/materials were needed (e.g., trowels, gloves, tarps). He  
299 said the Commission's budget was reasonable enough to be able to cover some things like  
300 gloves. Councilor Williams said gloves and tarps would be helpful and the Commission could  
301 discuss more next month.

302

303 Ms. LeBlanc asked what sort of educational outreach there was about invasive species for Keene  
304 property owners. Councilor Williams said it was a good question. Recently, Ms. Brunner  
305 referred a resident with questions about Japanese knotweed to Councilor Williams, who visited  
306 the residents, made some recommendations, and referred them to Healthy Home Habitats. Mr.  
307 Bill thought it might be worth getting some information in the Sentinel. Councilor Williams said  
308 he only had so much time to contribute to more advertising; he often shares images and  
309 information about invasives on Facebook. There was more attendance at these events than when  
310 they first began. Ms. Brunner suggested a short piece in the Monadnock Shopper News, which is  
311 free versus the Sentinel. Councilor Williams also advertises on bulletin boards and has a mailing  
312 list of past volunteers. Vice Chair Madison noted that it was getting harder to advertise on  
313 Facebook.

314

315 Mr. Bill recalled Andy Bohannon, Director of Parks, Recreation, and Facilities, stating that his  
316 Department had some gloves and other materials available for use. Councilor Williams would  
317 check with Mr. Bohannon before the next event. He recommended bringing gloves and shovels  
318 for the June 19 knotweed event. Eventually, Councilor Williams also suggested using some of  
319 the Commission's budget for native seeds and plants to help fill areas cleared of invasives. Mr.  
320 Bergman mentioned an area with a lot of knotweed on Whitcomb's Mill Road before Arch  
321 Street.

322

323 **D) Land Conservation**

324

325 Chair Von Plinsky was not present to report.

326

327 **5) Discussion Items:**

328 **A) Keene Meadow Solar Station Project Update**

329

330 Also discussed earlier on the agenda under “Outreach.”

331

332 Mr. Haynes recalled that at the last meeting, the Commission discussed being better prepared if  
333 Glenvale Solar was invited back to present more information. Vice Chair Madison thought it was  
334 best to wait to take any action until Ms. Brunner talked to the City Attorney.

335

336 Ms. LeBlanc asked, if the area proposed is so important, why they could not choose a less  
337 impactful site. Vice Chair Madison said that it is private property and the Conservation  
338 Commission has no jurisdiction. Ms. Brunner and Vice Chair Madison said it would be  
339 reasonable to ask the applicant why they chose that site. Still, Vice Chair Madison reminded that  
340 the Conservation Commission has not authority to demand anything on private property.

341

342 Ms. Brunner reiterated that the Commission would be asked to formally comment on all surface  
343 waters (including vernal pools and intermittent streams) for the City’s surface water CUP and the  
344 NH Wetlands Permit. The CUP criteria do include wildlife habitat. In the past, she thought the  
345 Commission had also made recommendations about invasive species management and pollinator  
346 habitat, which were not strictly related to water resources. As individuals, Conservation  
347 Commissioners have the right as citizens to comment during public hearings throughout the  
348 application process—ZBA, Planning Board, and Council. Still, Commissioners would be asked  
349 to weigh-in on these formal aspects, and she cautioned against the conflict of forming an opinion  
350 publicly before the Commission votes.

351

352 Mr. Bergman asked if the Commission could request specific information from the applicant to  
353 address issues within the Commission’s purview that the applicants might not have studied yet.  
354 Mr. Bergman specifically mentioned invertebrates in these northern forests and the possibility of  
355 salamanders migrating to vernal pools. He also cited studies on the impact of forest clearing on  
356 this huge source of invertebrate biomass. Ms. Brunner said she could ask the question, but the  
357 Conservation Commission could not require that study. The Commission could recommend a  
358 study like that to the Planning Board, but it would have to relate to one of their standards. She  
359 noted that there had been tactics in the past asking for a lot of studies to try to stop projects,  
360 which the courts do not like. Mr. Bergman said most of the Planning Board had likely not heard  
361 of some of these issues that are important to ecologists. Vice Chair Madison said this project  
362 would remain on future agendas for updates.

363

364 **B) Potential Land Purchase Update (RT-9/Washington Street Extension**  
365 **Properties)**

366

367 Vice Chair Madison said this matter appeared before the City Council on May 4 and the Finance,  
368 Organization, and Personnel (FOP) Committee on May 11. The FOP Committee recommended  
369 that the City purchase the parcels for no more than the original purchase price approved. The

370 City Council approved, and now it was in the hands of the City Manager to negotiate with Hull  
371 Forest Products using the Land Use Change Tax Fund. Vice Chair Madison said it did not look  
372 like they clear cut the whole properties as they were seeking timber specifically for arts and  
373 crafts supplies. He still thought the properties would serve their primary function of flood and  
374 erosion control.

375

376 **C) Airport Proposed Wildlife Control Fence Update**

377

378 Vice Chair Madison said the City Council approved the City Manager moving forward with a  
379 scope of work. Ms. Brunner had sent out a project update from the Airport Director. Mr.  
380 Bergman said the Airport Director's communication referred to a figure that would show where  
381 the assessment activities would occur, but he did not find that in the memo. Ms. Brunner would  
382 send that figure to the Commission. Mr. Bergman said it would also be good for the Commission  
383 to know when the biologist would be on site because the wildlife watchers on Airport Road  
384 could provide information. Ms. Brunner said those dates were not decided yet, but they would  
385 probably visit in late June/July. She said that 2 presentations before the Keene Conservation  
386 Commission were built into the project, but the Swanzey Conservation Commission had the  
387 ultimate jurisdiction.

388

389 **D) Conservation Commission Speaking Events**

390

391 Vice Chair Madison had no update. Mr. Therriault said the Keene City Republican Committee  
392 asked for a presentation about the Conservation Commission at their June meeting. Chair Von  
393 Plinsky would do that presentation.

394

395 **E) 2023 NH Drinking Water Festival**

396

397 Ms. Clark reported that there were a lot of presenters (approximately 2 dozen) at the Drinking  
398 Water Festival, from hydrologists, to biologists, to dam keepers. The event was at the Recreation  
399 Center and presenters were stationed throughout. Ms. Clark and Mr. Haynes presented "muck  
400 monsters" and specifically the macroinvertebrates at the bottom of the Robin Hood Park pond.  
401 Ms. Clark said that approximately 300 kids participated, though not all passed by her station. She  
402 and Mr. Haynes saw 5 groups of 10–12 kids. She said the groups had good energy and she  
403 enjoyed teaching again. Mr. Haynes thanked Ms. Clark for spearheading the activity. Vice Chair  
404 Madison noted that he just judged the 4<sup>th</sup> Grade Science Fair, which included some kids from  
405 Keene. Mr. Haynes noted that he created a "Conservation Commission" sign that could be  
406 displayed at the Commission's events and Ms. Clark said it was nicely engraved; Mr. Haynes  
407 would bring it to the next meeting or share a photo.

408

409 **F) Wantastiquet-Monadnock Trail Coalition Request for Keene Conservation**  
410 **Commission Member Representative**

411

412 Ms. LeBlanc recalled that she volunteered to attend the Coalition’s meeting, which she said was  
413 a well-attended (e.g., Monadnock Conservancy), enlightening, and good experience. She said  
414 everyone worked well together. Lynne Borofsky, Chair of the Chesterfield Conservation  
415 Commission, requested that the Keene Conservation Commission build a privy for the trail. Ms.  
416 Brunner had not heard from Ms. Borofsky about that yet, but it might have gone through  
417 someone else at the City. Ms. Brunner would look into it and talk to Chair Von Plinsky.

418  
419 **G) Educational Resources for Invasive Species Removal**

420  
421 Councilor Williams left the meeting early so there was no report.

422  
423 **6) Correspondence: ARLAC Letter Regarding the Ashuelot River Monitoring Program**  
424 **Dated April 24, 2023**

425  
426 Ms. Brunner said this was the annual \$125 request from the Ashuelot River Local Advisory  
427 Committee (ARLAC) for their yearly e-coli sampling. Volunteers were welcome to join the  
428 season that would begin on May 23 (even if they missed the May 11 training). Ms. Clark recalled  
429 that the Commission had often donated more than \$125 because its budget expires on June 30.  
430 Ms. Brunner advised authorizing the funds at this meeting, as an action at the June meeting likely  
431 would not be processed before the end of the fiscal year.

432  
433 A motion by Ms. Clark to donate \$150 to the Ashuelot River Local Advisory Committee for  
434 their annual e-coli testing was duly seconded by Mr. Haynes. The motion carried unanimously.

435  
436 **7) New or Other Business**

437  
438 No new business was reported.

439  
440 **8) Adjournment – Next Meeting: Monday, June 19, 2023**

441  
442 There being no further business, Vice Chair Madison adjourned the meeting at 6:05 PM.

443  
444 Respectfully submitted by,  
445 Katryna Kibler, Minute Taker  
446 May 22, 2023

447  
448 Reviewed and edited by,  
449 Mari Brunner, Senior Planner

**Conservation Commission Budget Overview as of 06/12/2023**

Fiscal Year 2022-2023

<b>EFF DATE</b>	<b>AMOUNT</b>	<b>VENDOR NAME</b>	<b>COMMENT</b>
07/01/2022	\$ 2,000		ORIGINAL BUDGET 2023
08/10/2022	\$ 300	SNOWHAWK	TRAIL BUILDING WORKSHOP
03/16/2023	\$ 200	XERCES SOCIETY	BEE CITY RENEWAL FEE
05/05/2023	\$ 150	ONE TIME ACCTS PAY	GOOSE POND THROUGH THE SEASONS
<i>TBD</i>	<i>\$ 150</i>	<i>ARLAC</i>	<i>ARLAC DONATION - PENDING</i>
<i>TBD</i>	<i>\$ 150</i>	<i>STEVEN LAMONDE</i>	<i>BIRD WALK HONORARIUM - PENDING</i>
<b>*REMAINING BUDGET</b>	<b>\$ 1,050</b>		*Includes pending expenses



February 10, 2023

City of Keene  
Keene Conservation Commission  
3 Washington St.  
Keene, NH 03431

54 Portsmouth Street  
Concord, NH 03301  
Tel. 603.224.9945  
info@forestsociety.org  
www.forestsociety.org  
Follow @forestsociety

Dear Friends,

Your organization's annual membership in the Society for the Protection of New Hampshire Forests is coming up for renewal. We are grateful for your continued support.

Forest conservation is as important now as it ever has been, and this past year we've completed several key land protection and stewardship projects across the state. These projects hold strategic conservation and economic value for water quality, forestry, outdoor recreation, and wildlife habitat. **With your support, the Forest Society's recently...**

- Protected two properties totaling 482 acres adjacent to the Forest Society's 457-acre Evelyn H. & Albert D. Morse, Sr. Preserve in Alton, enlarging the Morse Preserve and creating a connected corridor of conservation land encompassing 1,250 acres at the southern end of the Belknap Mountains.
- Conserved the 273-acre Ammonoosuc River Forest in Bethlehem – with 1.8 miles along one of the state's iconic rivers. This spectacular property abuts the White Mountain National Forest, and features an important cold-water fishery, scenic views, and outstanding opportunities for additional recreational pursuits.
- Expanded the 1,090-acre Michael M. and Claudia Yatsevitch Forest in Plainfield and Cornish with a 164-acre addition including 700 feet of scenic frontage on Blow-me-down Brook, bringing this Upper Valley gem to more than 1,200 acres conserved.
- Improved three trails on Mount Monadnock to advance a 5-year trail stewardship plan, thanks to 42 volunteers who contributed a collective 550 hours of time and muscle during our 16th annual Monadnock Trails Week.

Our land protection work continues across New Hampshire, along with our commitment to the long-term stewardship of the lands we protect, and advocacy efforts that focus on finding effective, balanced solutions to conservation issues.

**Please renew today.** That way, your membership gift will go right back to work – protecting New Hampshire's most beautiful and threatened lands for all to enjoy.

Sincerely,

Jack Savage  
President



JS:oa

**New Hampshire Association of Conservation  
Commissions**  
 54 Portsmouth St  
 Concord, NH 03301 US  
 603-224-7867  
 admin@nhacc.org  
 www.nhacc.org

# Invoice

BILL TO
Keene Conservation Commission City of Keene 3 Washington St Keene, NH 03431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1653	09/29/2022	\$900.00	10/29/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>2023 Membership Dues</b>		1	950.00	950.00T
<b>FY 2022 Membership Dues</b>	Credit from previous dues overpayment	1	-50.00	-50.00T

Thank you for your support. We look forward to working with you in the coming year.

<b>SUBTOTAL</b>	900.00
<b>TAX</b>	0.00
<b>TOTAL</b>	900.00
<b>BALANCE DUE</b>	<b>\$900.00</b>

# Seeking Comments

In July 2013, the Forest Society was awarded accreditation by the national Land Trust Accreditation Commission. The Commission conducts a review of each applicant's policies and programs to determine if the applicant meets the national standards for excellence, upholds the public trust and ensures that conservation efforts are permanent.

In 2019, the Commission renewed the Forest Society's status as an accredited land trust and staff are now applying for renewal due in 2023. Public input is invited as part of the review process.

The Commission accepts signed, written comments on pending applications. Comments must relate to how the Forest Society complies with national quality standards. For the full list of standards see [www.landtrustaccreditation.org/help-and-resources/indicator-practices](http://www.landtrustaccreditation.org/help-and-resources/indicator-practices).

**Comments on the Forest Society's application will be most useful if received by November 18, 2023.**

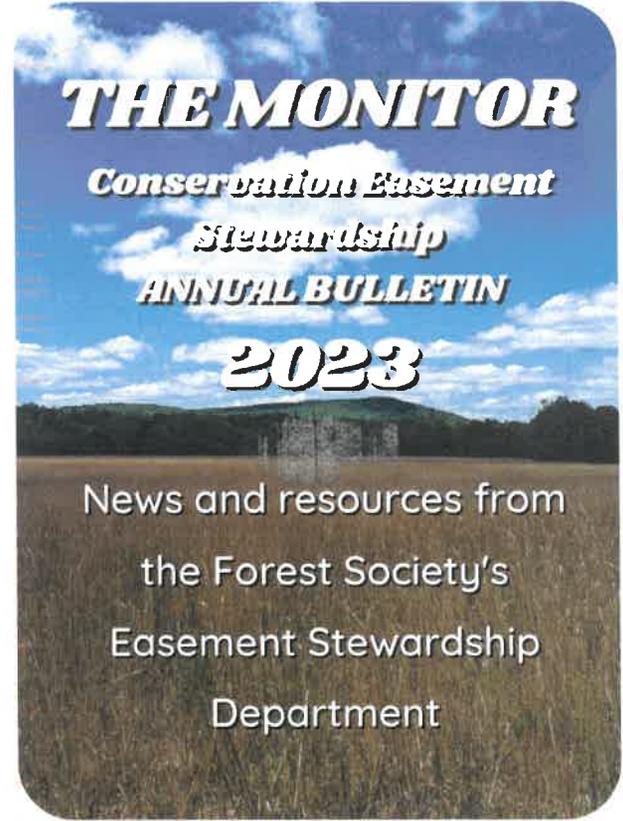
To learn more about the accreditation program and to submit a comment, visit [www.landtrustaccreditation.org](http://www.landtrustaccreditation.org), or email your comment to [info@landtrustaccreditation.org](mailto:info@landtrustaccreditation.org). Comments may also be mailed to the Land Trust Accreditation Commission, Attn: Public Comments, 36 Phila Street, Suite 2, Saratoga Springs, NY 12866.

Society for the Protection of NH Forests  
Easement Stewardship Department  
54 Portsmouth Street  
Concord, NH 03301

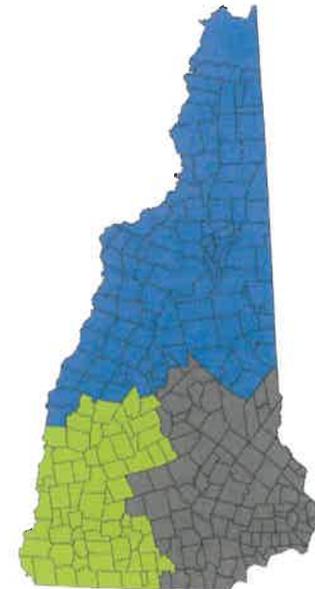


**REGARDING YOUR CONSERVATION PROPERTY**

Conservation Commission  
City of Keene  
3 Washington Street  
Keene, NH 03431-3124



News and resources from  
the Forest Society's  
Easement Stewardship  
Department



**Do you want to contact your Regional Stewardship Manager?**

John Plummer  
[jplummer@forestsociety.org](mailto:jplummer@forestsociety.org)  
(603) 545-7224

Brie Belisle  
[bbelisle@forestsociety.org](mailto:bbelisle@forestsociety.org)  
(603) 856-5674

Jack Minich  
[jminich@forestsociety.org](mailto:jminich@forestsociety.org)  
(603) 931-2386

Page 16 of 17

[forestsociety.org/steward-contact](http://forestsociety.org/steward-contact)

## Give us a call!

Please contact your stewardship manager about any of the following:

- New or changing agricultural activities
- New timber harvests or Forest Management Plans
- Exercising a reserved right
- Selling or transferring your property
- Changes in property management
- Issues or concerns with your property
- Changes to contact information



Regional Stewardship Managers Brie Belisle, Jack Minich, and John Plummer, Director of Easement Stewardship Naomi Brattlof, and Land Protection and Stewardship Coordinator Connie Colton

## Landowner Resources

We have a vast library of resources!  
Ask about any of these topics:

- Agricultural leases
- Access management
- Estate planning
- Forest management
- Pests and invasive species
- Habitat management
- Property maintenance
- Recreation
- Wildlife management

## Forestry Visits

To address the increased frequency and complexity of timber harvests on conserved land, we encourage landowners to contact stewardship managers to schedule a site visit at the beginning and end of a timber harvest. This helps build relationships between foresters/loggers and stewardship managers, captures before and after conditions, and allows for the identification of potential issues before they begin.



The Easement Stewardship Department uses LOCATE, a Salesforce program, to manage stewardship activities across all 760+ conservation interests that we hold.

Transactions, scheduling, contact information, violations, timber harvests, monitoring reports, and more, are all recorded and managed in LOCATE. This tool makes it easy to manage our portfolio over time, even if there are changes in staffing.

## 2022 in Review

17 violations resolved

6 new properties

381 monitoring visits

181 landowner meetings

84,000 acres monitored