



CONSERVATION COMMISSION
AGENDA

Tuesday, January 20, 2026

4:30 PM

**Keene Recreation Center,
Room 22**

Commission Members

Katie Kinsella
William White
Michele Chalice
Barbara Richter
Steven Bill
Gary Flaherty

Kenneth Bergman
Bob Milliken, Alternate
Thomas P. Haynes, Alternate
John Therriault, Alternate
Alexander Von Plinsky, Alternate

- 1. Call to Order**
- 2. Election of Chair and Vice Chair**
- 3. Approval of Meeting Minutes** – December 15, 2025
- 4. Introductions for New Members**
- 5. Report-outs:**
 - a) Greater Goose Pond Forest Stewardship Subcommittee
 - b) Invasive Plant Species
 - c) Land Conservation / Easement Monitoring
 - d) Pollinator Updates
- 6. Correspondence:**
 - a) Society for the Protection of NH Forests – Annual Easement Monitoring Report
 - b) Ashuelot River Local Advisory Committee – Annual Report
- 7. New or Other Business**
 - a) Member Bios
- 8. Adjourn** – Next meeting: **TUESDAY**, February 17, 2026

27 A) **PB-2025-29 – Cottage Court CUP, Surface Water Protection CUP, & Major**
28 **Site Plan – Applicant Fieldstone Land Consultants, on behalf of owners Paul**
29 **Chester & Gail Marie Dubriske, proposes to redevelop the property at 454**
30 **Elm St. (TMP# 521-004-000) into a Cottage Court Development with 18**
31 **single family dwellings. A surface water protection CUP is requested for**
32 **~1,435 sf of impact within the 30-foot wetland buffer. The parcel is ~2.3 ac in**
33 **size and is in the Low Density District.**

34
35 Vice Chair Williams welcomed John Noonan with Fieldstone Land Consultants on behalf of the
36 property owners, Paul Chester & Gail Marie Dubriske. Mr. Noonan explained the plan to
37 relocate a driveway kitty corner to Timberlane Drive. He showed the existing driveway on a
38 map. He showed the relocation plan to come into the development with a 20-foot-wide private
39 driveway, ending in a hammerhead that would allow emergency vehicles to turn around. The
40 applicant had submitted a Turning Exhibit to the Planning Board (PB), showing that the Keene
41 ladder truck would be able to turn around with this plan.

42
43 Chair Madison arrived at 5:05 PM.

44
45 Mr. Noonan also showed the Commission a driveway that would extend to service the last three
46 homes. Each house was shown with a driveway that holds one car and a garage on each home
47 would hold another car. Basically, he said each home is a dwelling unit, which is also a condo
48 unit. There are no property lines, and nothing divided. It would be a condominium within a
49 homeowner's association that would maintain driveway plowing and utilities that are not City-
50 owned. The water and sewer would be City-owned utilities, with an easement granted to the City
51 of Keene for the municipal water extension infrastructure from Elm Street and the sewer
52 infrastructure extended from Elm Street.

53
54 As discussed on the site walk, Mr. Noonan said the reason for this Surface Water Protection
55 Conditional Use Permit (CUP) was the wetland (shown in blue on a map) that is created from
56 topography runoff, in addition to a culvert under the lowest point of Franklin Pierce Highway
57 indirectly causing runoff from the Highway into the wetland. He said the applicant was looking
58 at a wetland buffer impact and requesting a reduced buffer for the property down to 10 feet
59 around the wetland resource, which he showed. Ultimately, Mr. Noonan said the impacts would
60 not be to the 10-foot buffer but would be to the original 30-foot buffer with grading, erosion
61 controls, tree cutting, and stormwater management. Stormwater management would always have
62 to be maintained as a permanent impact, and to maintain it, Mr. Noonan said trees would have to
63 be cut down and it would remain a grassy area.

64
65 Mr. Noonan explained the various site plan sheets, beginning with the Grading Plan, and showed
66 a rendering of the property's high point. He shared the plan to take runoff from right behind the
67 back of two houses at the rear of the site to a level spreader. Runoff infiltrates into the level
68 spreader, which detains the rainwater, spreads it out slightly, and guides in each direction along a
69 berm on the downhill side to the wetland area. He showed how the remaining grading would

70 basically be pitched all the way down to the front at Elm Street, with stormwater management on
71 each side of the driveway. Mr. Noonan demonstrated the location of an existing stormwater pond
72 along Elm St. with an outlet structure directing runoff toward a culvert into a catch basin. He
73 said the applicant's plan was to mimic that pond, making it a little bit larger on each side of the
74 driveway and based off of the amount of proposed impervious surfaces. An outlet structure
75 would allow water to build up, be stored, and be treated. Mr. Noonan showed the property line,
76 where a swale would collect and treat rainwater until it arrives at the catch basin and outlet
77 structure that ties into the existing pipe, which would remain.

78
79 Next, Mr. Noonan showed the Site Plan, with the outline of homes for the Cottage Court overlay,
80 the reduced setbacks, and the total property (outlined in orange). The submitted Existing
81 Conditions showed the existing contours and site features of the property, such as stone walls,
82 wetlands, the existing house and garage, site items around the property (the existing neighbor's
83 garage was the closest structure), and Timberlane Drive. The applicant also submitted a
84 Condominium Site Plan that would ultimately go to the Attorney General's Office and then be
85 recorded with the City and Cheshire County. The Condominium Site Plan considers things Mr.
86 Noonan pointed out during the Site Visit such as limited common areas, which is an outline area
87 around the home that would be purchased and owned as a part of the condo; it is the yard around
88 it but is not a property line.

89
90 Mr. Noonan showed the Grading and Drainage Plan and how the proposed contours would tie
91 into the existing contours. He recalled that almost everything would be pitched to the front of the
92 site. It would be similar to the existing scenario, other than that the applicant proposed
93 intercepting runoff that currently runs onto the neighboring property and redirecting it with a
94 swale along the edge of the property, so nothing could flow off the property in other directions,
95 as he showed on plans. He said everything would be brought to the front of the property, except
96 the high point at the back of the property, which would be brought to a stormwater area. Mr.
97 Noonan also showed erosion control measures: (1) temporary construction catch basins at the
98 front of the site, with silk socks placed in them to catch sediment that would be cleaned and
99 maintained until the basins are removed at the end of construction; (2) the proposed driveway
100 would have a stabilized 23-inch stone construction entrance, so that any traffic construction
101 traffic leaving do not track soil and silt, etc., onto the City roads; (3) silt fences surrounding most
102 of the property and on the downhill side; and (4) biodegradable erosion control matting would be
103 left in place anywhere there is 3:1 grading or steeper, which allows the grass to grow through it,
104 stabilize itself, and the matting degrades.

105
106 Mr. Noonan showed the Plan for and Profile of the road, water, sewer, and drainage structures
107 across the site. He showed the high, backside point of the site at 7% slope and pitching down to
108 4.5% at the front of the site. At the Site Visit, Mr. Noonan was asked how much cut and fill was
109 proposed. He replied that all of the cutting would be at the high point of the knoll in the back
110 where the Commission stood during the Site Visit, and the filling would all be at the lower point,
111 which he demonstrated on the Plan.

112 Next, Mr. Noonan presented the Utility Plan, showing an outline of all the site's proposed
113 underground utilities: water, sewer, drainage, and transformers and electrical structures. He also

114 showed a Landscaping Plan, with the proposed limit of cutting along the extents of the property.
115 Mr. Noonan showed where the proposed tree line would extend into the 30-foot buffer to just
116 outside the 10-foot buffer and back up the hill. The majority of landscaping was proposed along
117 the front of the property to provide a buffer and re-establish a break in screenings from cars
118 coming down the road and a visual break from the road. Basic screening around the two
119 transformer pads was proposed. For the Lighting Plan, Mr. Noonan described very small, full
120 cutoff (i.e., nothing above horizontal) residential fixtures, with LED bulbs that direct light down,
121 on the front of each house on the garage side.

122
123 Mr. Noonan continued, recalling the erosion control details: erosion control matting,
124 biodegradable pipe, silt sock, stabilized construction entrance, silt fence, stone check dams, ,
125 notes for grasses to use during replanting, and notes about times of year for these controls. He
126 concluded by presenting some general construction details: how to build the roadway, other
127 items to install, and the profile of the Cape Cod berm (9 inches deep, 6 inches in height total,
128 with a 2-inch lip on the side). The remaining construction details primarily regarded drainage:
129 ditch lines, how to install the swales, rip rap, fall outs, catch basin, grate types, and infiltration in
130 the trenches. Mr. Noonan briefly concluded by showing the sewer and water details needed for
131 the City's Engineering Division to review the extension of municipal service. Mr. Noonan
132 welcomed the Commission's questions.

133
134 Mr. Von Plinsky asked Mr. Noonan to point out on the maps the existing high point of the site
135 versus the proposed high point, which Mr. Noonan showed. Mr. Von Plinsky reiterated his
136 misgivings that he stated during the Site Visit. He thought there would be far fewer impacts on
137 anything if the applicant was not trying to propose as many units on the site. Mr. Von Plinsky
138 felt like if there were only 14 units proposed on this just two-acre site, there would be essentially
139 no impact on the buffer, the wetland, or any of the area at the back of the property. His take on
140 the application was that he did not think it was necessary to try to do that. However, Mr. Von
141 Plinsky said if that was how it was going to be, then he would have a few other questions.

142
143 Mr. Bill asked how many storm sewers were proposed and where. Mr. Noonan replied that most
144 would be overland flow through drainage swales and she showed where on the sides of the plans.
145 Mr. Bill asked if the swales would only be on the sides. Mr. Noonan recalled that the site would
146 drain down and showed how each side would curve and drain down to the two catch basins and
147 outlets, with a head wall. There would also be a catch basin system at the front entryway, so the
148 stormwater areas connect. Mr. Bill said he is not an engineer but that a plan to have the property
149 as 45% impermeable surfaces seemed like a lot of surfaces to shed water into relatively limited
150 drainage. He asked whether Mr. Noonan had figures showing that the flow of the 25-year flood
151 or greater would be reduced in the proposed development. Mr. Noonan said the applicant
152 submitted their Stormwater Management Report, showing how all this would be offset,
153 including: infiltration and drip strips around the roofs (4-foot deep, 1.5-in gravel strips around
154 the homes) to allow runoff from the roofs to pool for a limited time; swales running across
155 overland structures, down to the front, and picked up by two catch basins and pitched out; items
156 from the high point swale go to a level spreader; everything directed to the two pond areas would
157 be held and an outlet structure would allow the water to build up for each storm, when there is an

158 outlet at elevations that correlate with those storms (i.e., 2, 10, 25, and 50-year floods). Mr. Bill
159 wondered if this pond would be designed to handle 6 inches of rain in a few hours, for example.
160 Mr. Noonan said this would be a 24-year design, which estimates a certain amount of rainfall
161 over a 24-hour period based on Cornell University's extreme precipitation levels for each storm,
162 which were listed in the applicant's report. Mr. Bill wondered if Mr. Noonan knew the estimated
163 rainfall of a 50-year storm in 24 hours, noting those storms were growing common in the Keene
164 area, so he thought a plan should be able to accommodate them. Mr. Noonan thought the 50-year
165 storm was approximately 7.2 inches in 24 hours.

166

167 Chair Madison asked where the pond would eventually discharge to when it fills up. Mr.
168 Noonan showed where there would be a concrete outlet structure, which is similar to a catch
169 basin; the outlet would tie into the municipal catch basin. He also showed where the existing
170 stormwater along the street went directly into a 12-inch culvert and into the municipal catch
171 basin. He explained that the existing culvert does not carry as much water now as would go
172 through the proposed outlet's control device. Ultimately, Mr. Noonan said the outlet would tie
173 into the municipal catch basin, which goes to the next catch basin, and then to the wetland
174 downstream by Cheshire Medical Center. Chair Madison asked if there would be any pathways
175 for runoff from the Highway into this proposed neighborhood; specifically, what is the elevation
176 difference between the [Route 9/10/12] road surface and the back of Units 6 and 7? Mr. Noonan
177 cited an elevation of 530m on Route 9 and 536m to 540m closer to Units 6 and 7, but noted there
178 is a berm between the highway and the property line.

179

180 Mr. Bergman asked if the section of chain link fence was elevated above the Highway. Mr.
181 Noonan said the area Mr. Bergman pointed out was a swale draining back down to a 24-inch
182 culvert and into the wetland that flows down by all the complexes that come together toward
183 Court Street by Cheshire Medical Center.

184

185 Mr. Haynes noted that the City requires planning for a 50-year flood but said it should be looking
186 at 100-year floods because they were happening more often than not. His big concern was
187 Keene's springtime events. Chair Madison agreed that Keene had been seeing a lot more heavy
188 spring precipitation events, while there is still snow on the ground, so the snowmelt during warm
189 fronts compounds the rain events. He was concerned about the stormwater structures at the end
190 of Elm Court becoming a little overwhelmed, in addition to what would be coming off of
191 Timberlane Drive, noting the pretty strong risk for ponding at that intersection already. So, he
192 thought there would be some risks for the homeowners across the street, not to mention the
193 school on the other side of the Highway. Those were Chair Madison's primary concerns. Mr.
194 Noonan replied that at this time, the City of Keene required planning for the 25-year storm as the
195 standard, and Fieldstone Land Consultants always turned in plans for 2, 10, 25, and 50 years
196 because that is the State of New Hampshire standard. He explained that at this time, planning for
197 the 100-year storm was only required for a wetland stream crossing (e.g., bridge or box culvert).
198 Regarding detention, he said anything was usually overdesigned and it was rare to see a
199 detention basin overfilling a spillway.

200

201 Mr. Bergman asked how big the new culvert under the driveway would be. Mr. Noonan
202 described the 12-inch outlet structure, the 12-inch culvert under the driveway, and catch basins
203 on each side. Mr. Bergman asked if it would be a 12-inch pipe or flat-bottomed culvert. Mr.
204 Noonan said a smooth bore inside, black corrugated plastic HDPE pipe, with precast concrete
205 walls on each side, so the edge of the culvert would basically be flush with the concrete block.
206 Mr. Bergman noted that some of those new units would be right next to the stormwater
207 catchment area and asked if there was any concern about safety or hazard for little children or
208 elderly people. Mr. Noonan said those stormwater management areas would only have water in
209 them during a major storm event, and even then, he said they would fill and drain.
210

211 Ms. Richter asked if the applicant would be creating the catch basin to the west at the bottom of
212 the hill toward the lower slope. Mr. Noonan said yes, the catch basin at the end of the
213 hammerhead driveway turnaround near the last two houses. Ms. Richter asked where the
214 overflow would be for that retention basin. Mr. Noonan showed where it would flow over the
215 spillway of a berm, which spreads the overflow out over a wider surface. Ms. Richter said that it
216 looked pretty steep down to that retention basin. Mr. Noonan said that spot flattened out
217 somewhat, citing it at 3:1 on maps with a 2-foot contour. Ms. Richter said it looked steeper to her
218 and that water would be running down. Mr. Noonan said 3:1 was on the verge of being mobile;
219 at this time, it was the State of New Hampshire standard as not being a steep slope. He explained
220 the purpose of erosion control matting to stabilize steep slopes until vegetation is established.
221 Ms. Richter asked if trees are prohibited in detention basins. Mr. Noonan said that is correct. Mr.
222 Bill asked if that area would be mowed. Mr. Noonan said there could be some weed whacking or
223 brush left, but woody vegetation is not allowed, so you do not lose volume. Mr. Flaherty asked if
224 the applicant planned to use a conservation mix for reseeding the grass where the trees cannot
225 grow. Mr. Noonan said yes. He showed the lawn areas versus the 3:1 slopes and said the
226 conservation grass mix was listed in the applicant's erosion control measures.
227

228 Chair Madison asked how much material would be removed from the existing built-up area near
229 the proposed Unit 7. Mr. Noonan showed where a cut would occur because of the existing house
230 and how there would end up being an approximately 5.5-foot-tall retaining wall; likely natural
231 stone but whether it is true ledge would be unclear until excavation.
232

233 Mr. Von Plinsky asked the dimensions of the swale on the north end of the property. Mr. Noonan
234 said that at 3:1 grade, approximately 6 feet wide and 1-foot deep. Mr. Von Plinsky said there
235 would be 10 feet from the back of each house to the property line, so the six feet of swale would
236 be in the middle of 10-foot wide space. Mr. Noonan said yes. He and Mr. Von Plinsky agreed
237 that the back yard would essentially be a grass swale.
238

239 Mr. Von Plinsky recalled that the applicant proposed developing the lot as 45% impervious
240 surface and confirmed that it meant 45% of the entire lot (i.e., impervious surface / entire lot).
241 Mr. Noonan said that was correct. Mr. Von Plinsky thought the percentage was higher in
242 actuality because the wetland area was not being improved or developed and asked Mr. Noonan
243 if that was correct. Mr. Noonan said that was correct and showed two portions of the lot on the
244 map, one part that he said counted toward the pervious surfaces and one that he said counted

245 toward the impervious surfaces (i.e., houses and porches). Mr. Von Plinsky thought under this
246 scenario, the developed area of the lot that would drain toward Elm Street would be closer to
247 60% impervious. Mr. Noonan said if they separated the undeveloped (wetland) portion of the lot
248 from the developed portion of the map, it was correct that there would be more than 45%
249 impervious surface . Mr. Von Plinsky said that was concerning. Mr. Noonan said that it was
250 taken into account in the design and drainage model: what would flow where and how much
251 impervious surface goes in each area.

252

253 Mr. Haynes recalled when the Commission discussed a Gunn Road parcel a year or so prior and
254 was unwilling to reduce the Surface Water Protection Buffer. In this instance, he said the
255 Commission was being asked to reduce the buffer and he was concerned that it was not the right
256 decision. Mr. Haynes knew that every site and application would be different, but he was
257 concerned that reducing the buffer was leading the Commission in the wrong direction. Ms.
258 Brunner clarified whether Mr. Haynes would prefer a more traditional Conditional Use Permit
259 (CUP) just for the area shown on the plan. Mr. Haynes was less familiar with those specific
260 details but knew the Commission was uncomfortable reducing the buffer for another project,
261 which was eventually not approved by the Planning Board. He was concerned that it was a
262 precedent of sorts. Vice Chair Williams saw the difference in this instance as a lot more houses
263 being developed, so there would be more public benefit, which he said essentially enables infill.
264 Whereas his problem with the previously denied project was that it was basically putting a
265 driveway between two wetlands. Vice Chair Williams thought this proposal would be cutting
266 trees, which he felt had significantly less impact.

267

268 Mr. Bergman recalled that with the Gunn Road situation, the Commission was emboldened to try
269 defending the new buffer zone because that applicant had so much other land they could
270 potentially have developed and chose the place with a severe wetlands buffer effect instead.

271

272 Chair Madison asked whether the Commission supported reducing the wetlands buffer for the
273 development still under construction on Court Street near the hospital. Ms. Brunner said no; that
274 was a CUP for the specific impacts that were shown on the plan. Mr. Haynes asked if it would
275 make more sense to request a specific CUP in this instance. Ms. Brunner said a CUP was
276 technically requested already and was needed whether seeking to reduce the buffer or not.
277 However, in this one instance, the request was to reduce the Surface Water Protection Buffer for
278 the whole property permanently. Mr. Noonan said that if the buffer reduction to 10 feet was
279 approved, then there would be technically no buffer impact. Ms. Brunner agreed, noting he
280 would still need the CUP, but Mr. Noonan said either way, it would be the same application.

281

282 Chair Madison asked for clarification on the two options. Ms. Brunner said that Option A would
283 be reducing the buffer to 10 feet. Option B would be keeping the 30-foot buffer for the rest of the
284 property with just under 1,400 square feet of impact to that buffer, and the applicant would have
285 to return for permission to impact that 30-foot buffer again in the future. Whereas reduction to 10
286 feet means they could make any future impacts within that are (up to 10 feet from the wetland)
287 without a CUP. Chair Madison asked if there was an Option C to consider. Ms. Brunner said

288 third option could be to have no impact on any buffers, but she did not think that was possible
289 with this design.

290
291 Ms. Richter said the only proposed impact in the buffer zone was regrading and tree removal, so
292 that was all the Commission would be approving. Mr. Noonan added the construction and
293 stormwater management. In the stormwater swale, Ms. Richter said the applicant would remove
294 trees only because they would have to regrade, and Mr. Noonan agreed. Ms. Richter asked how
295 much of that area could be reforested and how much would need to remain a swale. Mr. Noonan
296 pointed out where the level spreader must remain unforested. Ms. Richter asked if the buffer
297 around the level spreader could be reforested after the regrading. Mr. Noonan thought some trees
298 or shrubs could be planted a bit away from the level spreader, and shrubs would be better; he was
299 concerned about trees or branches falling in the future with the house right there. Ms. Richter
300 asked about the level spreader, in which Mr. Noonan said a small amount of water pools, spills
301 over, and spreads out over an area; it is not designed to hold a lot of water. Mr. Bill noted that it
302 would mostly trap sediment, and Mr. Noonan agreed that it is the reason for the proposed
303 locations in the grass area and at the end of the paved area. Mr. Bill asked the dimensions of the
304 level spreader basin. Mr. Noonan said the level spreader basin would be about 2 feet deep and 30
305 feet long, and the berm is about 40 feet long. Mr. Bill said the flow over the berm goes into the
306 wetland and Mr. Noonan agreed.

307
308 Chair Madison's concern was that the manufactured retention pond at the end of the
309 hammerhead turnaround would be used for snow storage based on the road layout. Mr. Noonan
310 showed all the edges that would be plowed and said that it is a tight site for storing snow; there
311 would not be a big piling area. Chair Madison pointed out a road arm that branched off on the
312 plans and said there could be some areas there, but otherwise he said it looked like plow drivers
313 would move everything to the very end of that hammerhead turnaround. Then, come spring,
314 Chair Madison said all that water would go down into the retention area with more sediment than
315 usual. He was worried that it might fill up more quickly with sediment than other retention
316 ponds, in addition to issues with road salt going into the existing wetland. Mr. Noonan showed a
317 proposed guardrail at the hammerhead turnaround, so he said they could not plow and pile much
318 there. He said if the development were to plow to just one spot, it might have to give up the
319 hammerhead turnaround; the other arm that Chair Madison pointed out was possible. Mr.
320 Noonan did not think it was possible to plow to the hammerhead though, with the guardrail.
321 Chair Madison said he had not realized a guardrail was proposed. Mr. Noonan mentioned that
322 with the grade of the proposed development, sediment would be directed down the road toward
323 the deep sump catch basins.

324
325 Mr. Bergman asked who would manage the swale (i.e., periodically clearing out vegetation)
326 going down the slope, along the north margin of the plots behind the houses, to ensure it
327 continues serving its function. Mr. Noonan said the Homeowners' Association would receive an
328 inspection and maintenance manual from the consultant to care for these structures, such as
329 ensuring no woody vegetation grows through them. Mr. Bergman recalled Mr. Von Plinsky
330 asking at the Site Visit whether this buffer encroachment would be necessary if a few of the
331 proposed units were not there. Mr. Bergman asked about what if just one of the units was

332 withdrawn from the left lower corner on the plan; he was unsure what it would mean for their
333 business margin. Chair Madison specifically mentioned Unit 9. Mr. Noonan said it potentially
334 could happen, and he looked at the grading possibilities. Chair Madison similarly thought that
335 removing Unit 9 and repositioning Unit 8 to the left could negate the need to reduce the Surface
336 Water Protection Buffer. Mr. Bergman agreed, adding that there would be more space.
337 Discussion continued briefly on how the applicant would lose a unit but could save a lot of
338 problems. Chair Madison said that he received comments from Commissioner Katie Kinsella
339 earlier in the day, sharing this same thought.

340
341 Mr. Bill asked if there were any street trees in the plan. Ms. Richter thought a red maple was the
342 only one. Mr. Noonan said yes, all the plantings would be at the front of the property and at the
343 transformer locations. Mr. Noonan said that did not mean homeowners would not want to or
344 could not plant something around their homes later. Mr. Haynes noted there was not much space
345 proposed between the houses. Mr. Noonan said all the plantings were planned along the front
346 yards and it was tight to be putting trees. Vice Chair Williams said there were a few spots, and he
347 thought that if they were filled with trees (i.e., not too big, such as dogwood or birches) that it
348 would slow down significantly some of the runoff. Mr. Noonan marked some possible locations
349 on the plans.

350
351 He asked whether it .and C ,B ,Von Plinsky said the Commission had discussed Options A .Mr
352 was within the Commission's purview to recommend to the Planning Board (PB) that all these
353 ,Brunner said yes .Ms .problems would go away if the applicant proposed one or two fewer units
354 She noted it .the Conservation Commission can make any recommendations it wants to the PB
355 is most helpful for the PB when the Commission makes specific recommendations for how to
356 Von Plinsky was talking about more of a .She thought Mr .improve or slightly modify the plans
357 Brunner said that when the Commission has really strong concerns about an .redesign and Ms
358 Brunner suggested that .Ms .it could certainly recommend that the PB consider it ,overall project
359 it should also provide ,(if the Commission recommended redesigning and removing a unit(s
360 she ,So .recommendations for the design as drawn in case the PB would not pursue the redesign
361 said it would be like a preferred recommendation and a less preferred recommendation.

362
363 Mr. Bergman asked whether it would be useful to have the Community Development
364 Department consider threshold levels of impervious surface for dense clustering of units like
365 this; the Commission could think of proposing a marginal degree of impervious coverage to
366 recommend not exceeding. He wondered if that would be too global to be useful in evaluating
367 specific projects, which have a lot of variation in landscape. Ms. Brunner said that what Mr.
368 Bergman described was more like recommending and working with the Planning Board to
369 change their Review Criteria, which is certainly within the Conservation Commission's purview.
370 However, because it would be creating new rules, she said they could not be applied to a project
371 already underway; the Commission could approach the Planning Board to see if there is any
372 interest in working together to develop something for future uses, such as when the Surface
373 Water Protection Ordinance was created.

374

375 Mr. Noonan said this application's plans had to meet current zoning standards, which include
376 maximum building coverage and maximum impervious ground. Mr. Bergman said he did not
377 suggest a change for this application but noted that it was a question the Commission had
378 encountered before and might be worth considering to avoid agonizing over this in the future.
379 Chair Madison agreed that it may be a useful conversation to consider with the Planning Board
380 and City Council moving into 2026.

381
382 Discussion ensued briefly about possible motions on the application. Mr. Von Plinsky wanted to
383 motion to recommend no impact on the 30-foot Surface Water Protection Buffer and Mr.
384 Bergman wanted an additional recommendation to eliminate Unit 9 from the proposal as a
385 possible way to minimize the need to impact the buffer. Mr. Von Plinsky did not want to step
386 into the design aspects and only wanted to motion on the buffer impact. If the Planning Board
387 decided to proceed with the plans drawn, Ms. Richter recommended replanting the slope and
388 adding more street trees. Vice Chair Williams suggested two motions/recommendations, as not
389 everyone agreed that it was worth the cost of an additional unit to preserve the buffer; he thought
390 housing was sparse enough in the current economy, so he would vote against that part but not the
391 rest.

392
393 The following motion by Mr. Von Plinsky was duly seconded by Mr. Bill. On a vote of 6–1, the
394 Conservation Commission recommended adjusting the Application PB-2025-29 design to avoid
395 any impacts to the 30-foot Surface Water Protection Buffer. Vice Chair Williams voted in
396 opposition.

397
398 The following motion by Ms. Richter was duly seconded by Vice Chair Williams. On a vote of
399 7–0, for Application PB-2025-29, the Conservation Commission recommended that the
400 southwest slope going down to (but not including) the level spreader be replanted with
401 pollinator-friendly native shrubs or woody plants, and to include street trees wherever possible
402 on site (not just along the Elm Street frontage).

403
404 **4) Report-Outs:**
405 **A) Greater Goose Pond Forest Stewardship Subcommittee**
406
407 Before reporting, Mr. Haynes said he appreciated the good discussion on Application PB-2025-
408 29 and felt like the Commission did well.

409
410 Mr. Haynes reported that the Subcommittee's meeting on Friday, December 12 was canceled
411 because of schoolteacher's workshop day, so they would meet on December 19 instead. He
412 provided an update for the year: nine Saturday work parties in the woods (mostly the water tower
413 area trails), four Friday work parties doing mostly trail work (e.g., some steps and bridges on the
414 Loop Trail), spillway bridge construction for a few weeks with at least one volunteer each day,
415 and one youth group volunteered. On December 4, the Subcommittee met with the New England
416 Mountain Bike Association (NEMBA) to begin the process of trying to integrate possible shared
417 trail responsibilities. Instead of each group doing their own things, they met to see if there were

418 opportunities for some coordination and cooperation on the trails; more to come. Mr. Haynes
419 said the Subcommittee's winter meetings are usually discussions about what projects the group
420 wants to do the next spring.

421
422 Mr. Walker asked if there was a fundraising update for the spillway bridge and Mr. Haynes said
423 not until December 19.

424
425 Mr. Haynes reported on the Subcommittee's outreach efforts in 2025: he led one walk and Mr.
426 Bill led another geology walk. Mr. Haynes said the Subcommittee dabbles in outreach and it
427 would be nice to do a bit more, but they had not pulled it together yet. Mr. Bill perceived one of
428 the problems as getting the word out to volunteers, noting that it was a general challenge the
429 Commission faced with the invasive species program, so it would be useful to think about and
430 work through. Chair Madison said it seemed like the Commission was doing a pretty good job
431 getting the word out on to volunteers on invasive species. Vice Chair Williams said not as many
432 people showed up this season as he would have liked. He would love for the City to take the
433 process of alerting volunteers off his hands, stating he is terrible at keeping the mailing lists.
434 Even if not involvement, Chair Madison thought there was awareness of the invasive species
435 program; the Vice Chair agreed. Chair Madison thought about finding ways to raise more
436 awareness about the Goose Pond workdays as well. Mr. Haynes agreed with Vice Chair
437 Williams that most Commissioners are not natural advertisers, they are better at other things,
438 which is a part of the dilemma.

439
440 Mr. Haynes concluded, noting that Mr. Bill's and Mr. Walker's terms on the Commission would
441 be ending on December 31, 2025. So, there would be open seats for Commissioners on the
442 Greater Goose Pond Forest Stewardship Subcommittee. Discussion about 2026 Commission
443 membership and the Mayor's renominations waited until New Business.

444
445 **B) Invasive Species**

446
447 Vice Chair Williams noted there was no invasive species field work this month due to the
448 weather. There was a City Council Workshop in November, during which he learned that the
449 Parks and Recreation Department had started some sort of invasive species program. So, he
450 recommended speaking with Department Director Carrah Fisk-Hennessey between now and
451 early invasive season to learn the City's ideas for that program. Ms. Brunner recalled the
452 Commission's discussion about spreading wildflower seeds where invasives have been removed
453 on City properties. She had spoken with Director Fisk-Hennessey, who noted that City staff were
454 in the middle of a three-year invasive spraying program and wanted to coordinate with the
455 Commission to ensure the best timing. Otherwise, she was very enthusiastic about the idea.

456
457 Vice Chair Williams recalled the outstanding issue of the property owner concerned about
458 knotweed growing on neighboring City property along White Brook. Ms. Brunner said the
459 original letter was sent to the City Manager, Public Works Director, and Conservation

460 Commission. She believed the Public Works Director, Don Lussier, was handling it but Ms.
461 Brunner was unsure how, so she suggested following up if there are any questions.
462

463 **C) Land Conservation / Easement Monitoring**
464

465 Ms. Richter had no updates on land conservation. On easement monitoring, she had been
466 working on the three documents that the Commission discussed: two components for updating
467 the Land Protection Criteria, and the procedure for how the Commission reviews and
468 recommends land acquisitions to City Council. Ms. Richter would resend all of the documents to
469 Ms. Brunner to share with the Commission. Due to remaining agenda items, Chair Madison
470 suggested deferring the larger discussion of updating the Land Protection Criteria until January
471 2026.
472
473

474 **D) Pollinator Updates**
475

476 Mr. Therriault was ill and missed the November 2025 meeting. He reported that in early
477 November, he sent a request to the Parks and Recreation Department, indicating the
478 Conservation Commission discussed that overseeding areas where Japanese knotweed was
479 successfully killed would be good. He quoted the reply email from Parks and Recreation
480 Director Fisk-Hennessey (forwarded to Ms. Brunner and shared with the Chair): “Thanks so
481 much for reaching out. We have invested in knotweed removal at Ladies’ Wildwood for a few
482 years now and agree with the discussion feedback from the Conservation Commission meeting.
483 We fully support this wildflower initiative and are thrilled that it aligns with Keene’s Bee City
484 USA partnership. Please let me know if there’s anything that we can do to help further.” Mr.
485 Therriault demonstrated the wildflower mix of species that should be seeded at this time of year
486 because a lot of wildflowers have to go through a cold moist cycle to properly germinate in the
487 spring. He bought a couple of pounds of the mix and offered to broadcast the seed over the snow
488 where the knotweed was completely knocked back during the upcoming weeks. Mr. Therriault
489 purchased the seed mix from a farm in Ohio, with acres of wildflowers, from which they create
490 mixes that are optimized for regions.
491

492 Mr. Bergman asked whether the City used chemical measures to control the knotweed and
493 therefore, whether there would be residue in the ground that might interfere with seeding. Mr.
494 Therriault assumed some of the seed species would probably not germinate because there is an
495 overstory of trees, swales, and a lot of environmental factors. He added that it is a seed mix, so
496 he would not care if only two species in the mix established successfully and the remainder did
497 not, stating that it would still get decent ground cover. Mr. Bergman said he wondered if the
498 potential for remaining chemicals in the soil could hinder the seeds’ establishment. Mr.
499 Therriault suspected the City sprayed chemicals the previous fall season because the stalks of
500 knotweed were tall to get down to the roots. Ms. Brunner confirmed that the City sprayed the
501 knotweed in Ladies’ Wildwood Park.
502

503 Ms. Richter asked for an update about the plan to remove the red pine in Ladies' Wildwood
504 Park. Vice Chair Williams said he asked this question specifically during an online meeting
505 about the red pine scale; he was one of three or four people in attendance. He learned that
506 Ladies' Wildwood Park was not on the market for clear cutting red pine at this time because they
507 felt enough other tree species were mixed in, so that it was not in as bad shape as Dinsmoor
508 Woods or Wheelock Park.

509

510 **5) Discussion Items:**

511 **A) Land Protection Criteria**

512

513 Criteria update deferred until 2026.

514

515 **B) Outreach**

516

517 Discussion ensued about Commission membership. Chair Madison, Vice Chair Williams, Mr.
518 Bill, and Mr. Walker's terms would conclude at the end of 2025. Vice Chair Williams thought he
519 was likely to be replaced by an incoming City Councilor. Chair Madison and Mr. Bill both
520 offered to serve another term as Alternate members. Mr. Bergman noted the Mayor had already
521 renominated Commissioners for 2026, changing some from Alternate to Regular members. Mr.
522 Bergman was willing to be flexible. Ms. Brunner read the Mayor's renominations from the
523 December 4, 2025 City Council meeting, which would shift both Mr. Bergman and Mr. Milliken
524 from Alternate to Regular members.

525

526 Mr. Von Plinsky noted that the Commission would need to nominate a new Chair in January and
527 encouraged everyone to think about it. He said it takes a little more time, but it is fun. Ms.
528 Brunner noted that Vice Chair Williams' term was ending after six years on the Commission.
529 The Vice Chair agreed, stating that it was hard for him but the person who would fill his shoes
530 would do an excellent job. Chair Madison said this would end six years for him served as a
531 Councilor and nine years served total. He would likely return as an Alternate, but otherwise he
532 would be focusing more on career after five years on the City Council; he would remain on the
533 Ashuelot River Local Advisory Committee and might pursue the Planning Board after his time
534 on the Council's Planning, Licenses and Development Committee.

535

536 Commissioners should refer anyone with experience in the environmental field, who might be
537 interested in serving on the Commission, to Mayor Kahn or Councilor Madison. The Mayor's
538 nominations are presented at a City Council meeting (first and third Thursdays), tabled until the
539 next meeting, and then voted upon by the City Council.

540

541 Mr. Von Plinsky asked who the Regular Commissioners would be in 2026. At this time, Ms.
542 Brunner reported 7 Regular members: Mr. Milliken, Mr. Bill, Mr. Bergman, Ms. Richter, Ms.
543 Kinsella, Mr. Flaherty, and Michele Chalice (one of the new councilors).

544

545 **6) Adoption of 2026 Meeting Schedule**

546

547 The Commission agreed to continue meeting on its regular meeting date, the third Monday of the
548 month; in January and February, the meetings are on the third Tuesdays because of holidays.
549 Meetings are always in the Recreation Center, Room 22, except June, July, and August when
550 they are in the City Hall, 2nd Floor Conference Room. The Commission agreed to revert to its
551 old meeting time of 4:30 PM (vs. 5:00 PM) as it can help create time for daylight during site
552 visits.

553

554 A motion by Mr. Von Plinsky to adopt the 2026 Conservation Commission meeting schedule,
555 with the adjustment that meetings start at 4:30 PM as opposed to 5:00 PM, was duly seconded by
556 Mr. Flaherty. The motion carried unanimously.

557

558 **7) New or Other Business**

559

560 None presented.

561

562 **8) Adjourn – Next Meeting: Tuesday, January 20, 2025**

563

564 There being no further business, Chair Madison adjourned the meeting at 6:24 PM.

565

566 Respectfully submitted by,
567 Katryna Kibler, Minute Taker

568

569 Reviewed and edited by,
570 Mari Brunner, Senior Planner

571

Keene Conservation Priorities Checklist

Parcel Tax Map and Lot # _____

Parcel size: _____

Property description: _____

Owner Name: _____ Contact Information: _____

Financial Considerations:

- Parcel or Conservation Easement (CE) to be donated by owner
- Significant bargain sale
- Owner needs full appraised value
- Project is eligible for external funding, such as grants (PREP, Mooseplate, LCHIP, etc.)

Other considerations:

- Landowners are willing/interested in supporting conservation and protection of property
- Project is consistent with Master Plan and/or Natural Resource Inventory (NRI) Goals
- Survey available and/or no outstanding family issues/other barriers
- Project is a collaboration with other organizations/towns
- Land is vulnerable to development pressure

Are there any criteria that weigh against the project?

- The presence of contamination from hazardous materials.
- The project presents substantial challenges for perpetual stewardship and monitoring.
- The project has or could have significant community opposition.
- Protection could be provided in another way or by another organization more effectively.
- City staff and commission lack the capacity to take on the project.
- City staff and commission lack the funding resources for this project.
- Existing or proposed land use or development of abutting properties would be incompatible with the conservation values of the proposed protected property.
- Questionable title, extensive family issues, unclear property boundaries or encroachment issues

How to use the checklist: Use this checklist to identify the HIGHEST priority resources and gather a comprehensive set of data on that resource. The scores should be used to identify/highlight key features/natural resource values associated with the property being evaluated. This will help to determine the parcel's priority for potential funding/acquisition.

Keene Conservation Priorities Checklist

	Potential benefit	Details and Resources	Scoring (Yes/Some/No)	Y/S/N
1.	Contiguous to existing Conservation Land (conservation easement or fee-owned)	Refer to Conservation and Open Space with Conservation Layer added. Use NH GRANIT view – Environment & Conservation – Conservation and Public lands for current updated data.	<input type="checkbox"/> Directly abuts existing Conservation Land <input type="checkbox"/> In close proximity to existing Conservation Land <input type="checkbox"/> Creates connections to existing Conservation <input type="checkbox"/> Does not abut existing Conservation Land	
3.	Priority Agricultural Resources	Refer to GRANIT View Check Geological and Geophysical layer and then select Farmland Soils	<input type="checkbox"/> Includes a Prime Agricultural Resource (PAR) <input type="checkbox"/> Adjacent to a Prime Ag <input type="checkbox"/> Has Statewide or local import soils <input type="checkbox"/> Meets none of the above	
4.	Drinking Water Protection (groundwater)	Refer to GRANIT View Check Inland Water Resources, select Aquifer Transmissivity Also Check Southwest Regional Planning Commission Water Resources	<input type="checkbox"/> Overlays primary water supply protection area and/or stratified drift aquifer <input type="checkbox"/> Overlays secondary water supply protection area and/or is adjacent to stratified drift aquifer <input type="checkbox"/> Meets none of the above	
5.	Surface Water Quality	Refer to GRANIT View Select Inland Water Resources and then check Surface Water to see resource	<input type="checkbox"/> Project contains or fronts on the Ashuelot river, or is located within 300 feet of a river/ pond; <input type="checkbox"/> Surface water and/or wetland present <input type="checkbox"/> Project does not afford protection to surface water supplies	
6.	Wildlife Habitat Quality High quality wildlife habitat and may also contain endangered, threatened, or rare species or natural communities.	Use GRANIT View to access NH Fish & Game's Wildlife Action Plan Maps (WAP) to view the highest ranked habitats map. Go to Environment and Conservation – Wildlife Action Plan. Look to see if pink (state), green (region) or gold (supporting landscape) is present in the project area.	<input type="checkbox"/> Highest Ranked Habitat in the State (Tier 1 – Pink) or Highest Ranked Habitat in the Region (Tier 2 – Green) in project area; <input type="checkbox"/> Supporting landscape (Gold) in project area; <input type="checkbox"/> Rare natural community <input type="checkbox"/> T&E species habitat <input type="checkbox"/> None	

Keene Conservation Priorities Checklist

7. Wildlife Corridors	<p>Refer to GRANIT View – Select Wildlife: Wildlife Corridor Data.</p> <p>You can also access this data via the NH Fish and Game website</p>	<input type="checkbox"/> Project area includes a Wildlife Corridor <input type="checkbox"/> Project area is adjacent to a Wildlife Corridor <input type="checkbox"/> No Wildlife Corridor identified	
8. Historic or cultural site, structure or features	Parcel has historical or cultural features such as a cemetery, archaeological site, or other example of heritage.	<input type="checkbox"/> More than one such feature exist on the property <input type="checkbox"/> One such feature exists on the property <input type="checkbox"/> No such features exist on the property	
9. Scenic views, High elevation lookout, Expansive views from roadway or trail, etc.	Parcel features scenic vistas visible from public roadways, public trails or waterways.	<input type="checkbox"/> Parcel features extensive Scenic Vistas <input type="checkbox"/> Parcel exhibits some Scenic Vistas <input type="checkbox"/> No Scenic Vistas	
10. Project has Unique Geologic Features or other natural resources of local importance	Parcel features Unique Geologic Features or other natural resources (e.g. vernal pools, old growth forest, pollinator habitat, exemplary natural communities, etc.)	<input type="checkbox"/> Parcel features extensive Unique Geologic Features or other natural resources <input type="checkbox"/> Parcel exhibits some Unique Geologic Features or other natural resources <input type="checkbox"/> No unique features	

**CITY OF KEENE CONSERVATION COMMISSION
GUIDELINE FOR ACQUIRING LEGAL INTEREST IN CONSERVATION LAND**

DRAFT 2026

Establishment of Conservation Land Acquisition Criteria

It shall be the policy of the City of Keene to establish and adhere to the following procedures when using Conservation Funds to acquire any interest in real estate for conservation or open space purposes. These guidelines shall be followed by all representatives of the City government and staff or groups/organizations that bring land projects to the Keene Conservation Commission.

In accordance with these guidelines, projects may be brought forward to City Council by City Staff or by a representative to the Conservation Commission. Contracts for the acquisition of any interest in real estate shall be approved by the City Council or its specified designee.

Process for Action on a Project

Any proposed project shall first be brought before the City Administrator for review. The City Administrator may submit the project, or portions thereof, to the City's legal counsel for review.

Once the City Administrator is satisfied that the project package is complete and the draft real estate contract is satisfactory, the project shall be brought before a meeting of the Conservation Commission. Members of the City Council and the City Administrator will be extended a courtesy invitation to attend this meeting and any site walk that is scheduled.

The Conservation Commission shall schedule a site walk, review the proposed project package at a public meeting, invite and consider any public input provided at the meeting, and recommend to the City Council to fund the proposed project with or without amendments, or not fund the project.

After receipt of the Conservation Commission's recommendation, as well as a recommendation by the City Administrator, the City Council shall schedule the proposal for discussion at a regular meeting and determine whether to move the project forward to public hearing. If the Council is inclined to move ahead with further consideration of the project, it shall hold a duly noticed public hearing on the proposed project. "Duly noticed" for purposes of this section shall mean the publication of a notice at least five (5) days preceding the date of said hearing in any newspaper distributed in the City of Keene, with such notice stating a brief explanation of the project and information as to where and when any interested person may review information on the project in more detail. In addition, such notice shall be posted in at least two (2) public places. The Council may request a site walk of the parcel at any time during this process.

If the project moves to public hearing and after considering public input, the Council shall discuss and vote whether to authorize the City Administrator to enter into the proposed contract with the landowner as presented or amended. If the City Council wishes to amend any of the use or management provisions from that which was presented to the Conservation Commission in the project package, it shall refer such proposed amendments to the Conservation Commission for review and comment prior to the City Council taking final action. Any vote to authorize funding for the project shall also specify the funding source and authorize funding of the due diligence procedures specified in the contract.

Project Description

All projects presented to the Conservation Commission and City Council shall describe:

- i. the project and property;
- ii. the funding source(s);
- iii. the use and management recommendations (only for properties to be acquired in fee- simple);
- iv. the draft conservation easement (only for conservation easement acquisitions);
- v. how the project fulfills the “CITY OF KEENE CONSERVATION COMMISSION LAND PROTECTION CRITERIA”

The draft real estate contract (e.g., purchase and sales agreement, option, etc.) and easement, if applicable, shall also be included with the project package. Further, any supporting documentation such as the appraisal shall be made available. If the project is a conservation easement, the project package shall include the recommended easement holding entity and a recommendation for funding for stewardship of the easement.

Additional Materials Required When the City Will Hold a Legal Interest in the Property

Any project brought forward to the City Council that involves the City’s full ownership (i.e. fee-simple) of land:

- i. shall include recommendations on permitted and prohibited uses on the property;
- ii. shall include recommendations for management (e.g., town forest or natural area) and stewardship needs (e.g., gates and signs);
- iii. shall recommend a formal means of ensuring the property has legal conservation restrictions (e.g., an easement to a third party);
- iv. shall recommend appropriate management oversight (e.g., conservation commission, parks and recreation, etc.) for the property; and
- v. should include an outline of stewardship and land management of the property. Such a outline may include the level and type of management needed for the property; the expected cost of this management; the party responsible for management and the ability of the City to take on management.

Any project brought forward to the City Council that involves the City holding a conservation easement:

- i. shall include the draft conservation easement for the property;
- ii. shall recommend the appropriate City body to steward, monitor, and enforce the easement; and,
- iii. should include a contribution to an easement stewardship fund for annual monitoring of the easement and any costs that may arise from said easement, such as enforcing easement violations. Such a contribution is desirable but shall be required only if so specified by the City Council after consideration of relevant factors such as the likely level and type of management needed for the property; the expected cost of this management; the ability and willingness of the party conveying the property to contribute to a fund; the availability of other funding sources to support management of the property; and the value, quality, and appeal of the property.

Appraisal

All acquisitions of real estate interest shall be for no more than fair market value as determined by an appraisal prepared by a New Hampshire licensed general real estate appraiser. The requirement for an

appraisal may be waived by the City Council if the value of the real estate can be shown to be less than fair market value. Funding requests for appraisals may be made directly to the Conservation Commission, City Administrator, or City Council.

Real Estate Contract

The draft real estate contract shall include the following provisions:

- i. the right to conduct a title search to ensure there are no title defects, and to ensure the landowner has the rights being sold. Should title defects be found or the landowner cannot deliver the interest in real estate, the City may terminate the contract, in which event all monies deposited by the City shall be refunded;
- ii. the right to conduct an Environmental Hazard Assessment (EHA). Based upon the EHA, the City may, at its discretion, terminate the contract, in which event all monies deposited by the City shall be refunded;
- iii. the right to conduct a property survey; for an easement project, if the landowner has a mortgage, the mortgage shall be subordinated to the conservation easement.

Any of the provisions listed in paragraph 6A may be waived by the City Council, at its discretion, based upon factors identified in the project package.

CITY OF KEENE CONSERVATION COMMISSION LAND PROTECTION CRITERIA

ADOPTED APRIL 2018
Updated December 2025

Land that supports or enhances the following resources/features should be a priority for the City of Keene Conservation Commission as it makes recommendations to the City Council on land protection and conservation. Land directly abutting existing conservation land is a high priority for protection. Expanding existing conservation areas is an efficient use of City resources and makes it easier to steward and manage land. In addition to abutting lands, the Conservation Commission will review potential land purchases that score high on the Priority Checklist.

The following criteria are a tool for the Conservation Commission and City Council to use when evaluating a project. Any project brought forward for City Council consideration shall meet at least two of these criteria:

1. Protect Water Resources
 - a. Maintain natural frontage on rivers, streams, lakes, ponds, and reservoirs
 - b. Protect land overlying aquifers and aquifer recharge areas
 - c. Maintain or enhance wetlands, vernal pools, floodplains, buffer areas, and riparian zones
2. Protect Forest Resources
 - a. Maintain or enhance tracts of woodland with sufficient size, appropriate soils, and other attributes that support responsible forest management, including the production of timber and other forest products.
 - b. Protect Steep slopes (slopes with grades greater than 15%)
 - c. Urban forests ???
 - d. Build upon large un-fragmented blocks of forests
3. Protect Agricultural Resources
 - a. Support existing farmlands and open fields with prime soils and other attributes that support agriculture or have the potential to support agriculture.
 - b. Land well suitable for agriculture that ~~do not have~~ has state or locally important soils
 - c. Land that is suitable for urban agriculture or community garden
4. Protect Wildlife and Natural Areas
 - a. Property with large tracts of undeveloped habitat and corridors important for wildlife
 - b. Maintain or enhance land containing ecologically significant or rare natural communities or species
 - c. Priority land that is identified in the New Hampshire Wildlife Action Plan, Natural Resource Inventories, or existing Land Management Plans

- d. Other lands which increase the diversity and viability of wildlife populations, including fields, riparian areas, land contiguous to existing protected natural areas, and land that can serve as a buffer to developed areas
- 5. Protect Cultural, Recreational, and Scenic Value
 - a. Land that offers opportunities for appropriate outdoor recreation by the public
 - b. Scenic views, ridgelines, and other aesthetic areas
 - c. Landscapes that preserve the region's cultural and historic heritage
 - d. Land that promotes connectivity of recreational networks
- 6. Collaboration and Leverage **this can be moved to the checklist**
 - a. Land where there are multiple entities (e.g. surrounding towns or local organizations) willing to collaborate on protection/conservation efforts
 - b. Land that is vulnerable to development pressure
 - c. Land where there are landowners willing to support conservation and protection

Further Directions and Considerations

The Conservation Commission and City Council will determine whether the proposed project by itself fully protects the intended resource. If the resource cannot be fully protected without the conservation of additional nearby land, be it a wildlife habitat or a scenic vista, the likelihood of protecting the other properties should be weighed before moving forward with the project.

When reviewing proposed projects, the Conservation Commission and City Council shall give special attention and consideration to proposed projects that attract other funds for the purchase and/or maintenance of the land in question.

All costs associated with preparing a proposal initiated by the Conservation Commission for City Council consideration, whether initiated by the City Government or by a private person or group, will be borne by the City unless a third party, including the landowner, is willing to fund all or part of these costs.

The recommendation put forward by the City Administrator shall weigh the benefits of the proposed acquisition against the broader tax implications and municipal priorities that currently exist in the community.



54 Portsmouth Street
Concord, NH 03301

Tel. 603.224.9945
Fax 603.228.0423
info@forestsoociety.org
www.forestsoociety.org

December 30, 2025

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

Dear Commissioners:

This letter serves as our annual communication regarding your City's conservation properties, including any Shifting Executory Interest Properties.

As you may know, the Forest Society is a land conservation organization founded in 1901 with a dual mission of land conservation and responsible forest management. We hold conservation easements and conservation deed restrictions on over 750 properties protecting more than 130,000 acres in New Hampshire. As part of our Easement Stewardship program, we monitor our conservation easements annually from satellite and on the ground every few years. We include shifting executory interests in our monitoring activities because we hold a "backup" interest conveyed from the Grantor to the Grantee with certain deed restrictions. If the Grantee fails to meet the restrictions, ownership shifts to the Executory Interest Holder.

As a regional stewardship manager, I serve as your link to the Forest Society regarding the conservation easements and deed restrictions. My role is to answer any questions about the easements or restrictions you may have and work with you to ensure any plans for the properties meet the terms of the easements or deed restrictions.

The following are the City-owned Properties in which the Forest Society holds a Conservation Easement or Shifting Executory Interest:

Keene, City of Conservation Easement
Faulkner & Colony Manufacturing Shifting Executory Interest
Dinsmoor Shifting Executory Interest

Abraham Ames monitored the City of Keene Conservation Easement this year using satellite imagery. No issues were observed in the imagery. The Dinsmoor Shifting Executory Interest and Faulkner & Colony Manufacturing Shifting Executory Interest were also monitored by Josh Abbott using satellite imagery. On both interests, tree removal has been noted within the easement boundaries. An email was sent to Amanda Palmeira to inquire about any activity planned or permitted on these properties. Please be sure to contact us with any information you have regarding this activity.

To assist us in our easement administration and stewardship efforts, we ask that you take a moment to notify us of any management changes or plans to exercise of any reserved rights permitted by the easement or deed restrictions. Please be sure to review your properties' conservation easement or deed restrictions before planning any new management activities.

Please feel free to contact me at isargent@forestsoociety.org or (603) 931-2386 with any questions or concerns you may have.

Sincerely,

Ilissa Sargent

Ilissa Sargent
Regional Stewardship Manager

cc: City Council



Ashuelot River Local Advisory Committee

Washington Lempster Marlow Gilsum Sullivan Surry Keene Swanzey Winchester Hinsdale

Ashuelot River Local Advisory Committee 2025 Annual Report

ARLAC members met monthly to discuss permits, projects and concerns along the river corridor. We involved the community with the monthly water quality monitoring program and annual river cleanup. We participated in educational opportunities to learn about rule and procedural changes from the State of NH.

PERMITS: ARLAC members carefully reviewed plans for Shoreland (SL), Wetland (WL), Alteration of Terrain (AOT) and Permit by Notification (PBN). Each project was followed through the permitting process.

- Washington: Dam Bureau Permit: Ashuelot Pond Dam Village District, support overtopping protections. SL: McKinley Drive garage (permitted 9/5/25). SL PBN: seasonal dock, pervious patio. WL: Anson (permitted 10/7/25). SL: Donoghue (pending).
- Marlow: NH DOT (NH Dept. of Transportation) Fuel tank replacement. Comment in favor of above ground tanks vs underground. SL permitted with modifications 10/10/25. .
- Keene: AOT & WL: Monadnock Conservancy (permitted 8/29/25). AST: Corning. AOT: Fairfield KIA (permitted 10/27/25). SL, WL: Guitard Homes (SL permitted 7/1/25); WL (permitted 9/4/25). AOT: Guitard Homes (pending). Special pesticide permit: NH DOT. Comment in favor of pesticide alternatives.
- Swanzey/Keene: PBN: Eversource ROW (Right of Way) vegetative maintenance. WL & AOT: Eversource lines T198. WL(permitted 8/9/25); AOT(permitted 8/20)
- Hinsdale: Type 1-B Permit Modification: Solar array adjacent to landfill (pending). Comment in favor.

PROJECTS/ISSUES

- Swanzey: erosion issues at campground and town land. Follow progress of rehabilitation efforts.
- Marlow Hydro: follow progress of FERC (Federal Energy Regulatory Commission) RFMI (Request For More Information)
- Fiske Mill, Ashuelot: follow progress of decommissioning.
- Ashuelot Hydro: follow issue of ramping river flow. Discussion involves several agencies. Comments to FERC.
- Winchester: Lost Road seepage: Site visit, involve DES
- Keene State College: Student biomonitoring projects, consultation and attend presentations.
- Swanzey: Winchester St. CWSRF (Clean Water State Revolving Fund) applications and environmental review. Comment in support.
- iNaturalist: set up site for citizens to post findings along the river corridor.
- Emergency debris removal: Swanzey & Keene Airport shoreland. Encourage City to take this on but ultimately work is done by volunteers.
- Swanzey CWSRF application: Wastewater Treatment Plant solar array. We support.
- Keene: Emerald Street: Stormwater pipe rehabilitation. We support.
- Keene: CWSRF: New wastewater pump stations at Tanglewood Estates. We support.
- Winchester: CWSRF: Wastewater Treatment Plant upgrades. We support.
- Swanzey: Host Franklin Pierce University student river site visit.

- River monitoring: 19 volunteers complete monthly testing May-Sept. Meets state Class B standards for Dissolved oxygen, total phosphorous, chloride, turbidity and E.coli; pH remains below acceptable standards; specific conductance reflects moderate to high impact in Keene and downstream in July – Sept. especially with the drought conditions.
- Swanzey Uncovered: article about iNaturalist initiative.
- Keene: Airport fencing. Review preliminary design for NEPA phase of permitting, support.
- KSC footbridge to athletic fields: closed to foot traffic. Discuss options.
- Winchester: erosion issues on private property. Discuss and advise landowner.
- Great River Hydro & First Light dam relicensing: review draft EIS (Environmental Impact Statement). Comment on MA 401 & NH 401 relicensing. Comments regarding fish passage, water quality, flow regimes, recreational opportunities.
- Keene: Ashuelot River Park Advisory Board. Attend meeting and establish liaison.
- River Cleanup: Sept 19, 20; 1,816 pounds of trash removed from the Ashuelot R. & Beaver Brook.
- Keene: CWSRF application: Emerald Street & Maple Avenue: Review and make suggestions to improve stormwater quality.
- Surry-Gilsum Road over Thompson Brook: Provide input for preliminary planning, attend informational meeting by NHDOT.
- Keene: Beaver Brook project to store water upstream. Discuss options.
- Keene: Meet with KSC staff to resolve the issue of shopping carts dumped in river.
- Marlow: Tin Shop Pond. Meet with town representatives and NHDES to discuss need for dredging. No action required.

Submitted by,

Eloise Clark, Clerk