

**Tamworth Conservation Commission**  
Minutes – December 11, 2023, Tamworth Town Office  
*Minutes reviewed and approved at January 8, 2024 meeting*

**Call to Order** – Nelson O'Bryan called the meeting to order at 7:03 pm. Commissioners present were Nelson O'Bryan, Charlie Townsend, Teresa Fournier, Kit Morgan, Dylan Alden, Eileen Shelly and Jeremy Phillips.. Commissioners absent: none. Alternates present: Lucy Gatchell and Ned Beecher. Alternates absent: Stephanie Doyle. Also present: Nick Grant, Planning Board; Richard Doucette, Select Board.

**Approval of Minutes for 11/13/2023** – Richard advised that, under Select Board, “Enforcement Officer” should read “Compliance Agent.” Jeremy moved to accept the minutes with the correction. Eileen seconded, motion carried.

**Administrative and Announcements**

Received copy of a letter of compliance from NH-DES to Richard Bogart, stating that Bogart has addressed the issues raised by NH-DES and they are closing enforcement file 2019-03426.

Ned reported that he attended a recent workshop concerning changes in wetlands rules. There are no changes in the role of conservation commissions.

**Membership** – Nelson announced that Ned Beecher has agreed to accept a term as Commissioner in March and accept nomination for Chairman. Kit will be willing to continue as Vice-Chair; Nelson will accept the position of Alternate.

**Financial** – Charlie reported \$2358.29 left in the 2023 annual TCC budget. There is only one major expected expense, wages for the Administrative Assistant. The Selectmen have asked TCC to reduce the proposed 2024 budget by three percent.

**Planning Board** – Nick Grant reported that KOA Campground is adding 60 new campsites. Planned alterations in drainage and septic systems will be an improvement. The Board had a consultation meeting with Nelson, who described a proposal for a road frontage waiver for a subdivision that would create conservation land. The board did not react negatively. Days Inn is planning to open a sandwich/coffee shop. Discussion turned to back lots, as treated in the proposed Subdivision Ordinance revisions. The reasoning for loosening the restrictions, along with other proposed changes, is to address the housing crisis in New Hampshire and make it easier to develop affordable housing.

**Select Board** – Richard Doucette reported that the Board has been reviewing the proposed 2024 budgets and making cuts. Regarding the transfer station improvements, there are tentative plans to apply for new grants in 2024. The Board is also looking at other properties to see if a new site would be more economical. Richard invited all to the holiday party, on Tuesday, December 19.

**Easement Monitoring** – Jeremy reported that 60% of the of the reports have been received.

**Public Education** – Discussed Dylan's discovery of a newly developing bittersweet patch on Jim Alt's easement. It would be wise to do some landowner education. The Chocorua Lake Conservancy and UNH Extension Service have brochures or fact sheets addressing invasive plants. They could be sent to the landowner with the copy of the inspection report.

**Conservation Easements/Land Protection**

**Holden** – The conservation easement deed has been signed and recorded. Nelson paid the fee for recording the deed at CCRD, cost was \$86.31. Charlie moved to reimburse Nelson for the cost of recording the deed. Kit seconded, motion carried.

**Aspinall Lot** – Nelson reported that, after meeting with the Planning Board regarding road frontage waivers, he has been/is attempting to contact Don Berry at Lakes Region Conservation Trust, who is interested in purchasing the Aspinall lot as long as the area around the building is subdivided out.

**Alt Consolidation** – Forest Society attorneys have submitted the final paperwork for reassignment of the Christopher Alt easements. The final outcome will be:

Step 1: Reassignments: Lots A and C assigned to Forest Society with Town having executory interest CCRD: 695/131, 1380/713 for A; 923/042 for B.

Lots K and M assigned to Forest Society (no executory interest) CCRD: 2099/300 for K; 3224/0131 for M.

Step 2: Consolidation: Lots A, B, C, F, K, and M will be combined under one conservation easement held by the Forest Society with the town having an executory interest. Lots E and L will be combined under one conservation easement held by the town with the Forest Society having executory interest.

For lot locations, see map attached to these minutes.

Nelson moved to recommend to the Select Board that they accept and sign these deeds of transfer. Charlie seconded, motion carried.

**Managed Lands and Trails** – Report any trail issues to Dylan.

**Other Business** – Richard asked about and discussed town held conservation easements and public accessibility. Should these areas be advertised to the public? Some easements are well known and are or were advertised by others (eg. Mill Brook Trails Association, Ossipee Valley Snowmobile Club). Nelson suggested that the landowners should be part of the discussion.

**Adjourn** – There being no other business brought before the Commission, Jeremy moved, Eileen seconded. Meeting adjourned at 8:22 pm.

*Submitted by Chris Conrod, TCC Administrative Assistant.*

**Map Key for Alt Easement Reassignments**

