

**Town of Chester  
Conservation Commission  
August 11, 2020  
7:00 PM  
Virtual Meeting  
Approved Minutes**

**Present (Remotely):**

Chairman Victor Chouinard  
Deb Munson  
Kristina Snyder  
Kathleen Neff Ragsdale  
Ted Broadwater  
Rick Sibley  
Aaron Hume, Alternate  
Selectman Chuck Myette, Liaison

**Absent:**

**Guests:**

CCTV

**Call to Order:**

Chairman Chouinard called the meeting to order at 7:03 PM.

Under the emergency provisions of RSA 91A, this meeting is being conducted electronically and will be recorded, via dial-in, 1 929 436 2866, internet at Zoom ID 830 0687 4175 as well as broadcast on Channel 20 and streamed on <http://vod.chesterctv.com>

**NEW BUSINESS**

**1. Bulletin Board**

The Board discussed the relocation of their bulletin board to the area just outside the office door. While it doesn't get much visibility Selectman Myette explained the vestibule at Town Hall has been reconfigured so the bulletin board needs a new location. There are now a set of double doors leading to the Meeting room and another set of double doors leading to the bathrooms and Conservation office. Visitors can call for an appointment and masks are required. If someone can't wear a mask they can call and be met outside.

The Board discussed what items to post on the bulletin board. Selectman Myette recommended links to DES and environmental groups, local contacts, news items, new

property, pictures and projects. Ms. Hoijer noted she had already posted a smaller version of the permits poster. Mr. Broadwater recommended a link to the Conservation Commission trail maps.

## OLD BUSINESS

### 3. Review Minutes – July 14, 2020

Ms. Snyder recommended changing line 124 to Mr. Webster and line 127 to indicate organizations affiliated with Fish & Game asking to donate fishing line receptacles. Selectman Myette indicated line 94 should read “growing, processing, selling products” and that Miss Church had specifically allowed trail rides on the property when the documents were prepared. Also to change Water Works to Manchester Water Works.

***Mrs. Neff Ragsdale motioned to accept the July 14, 2020 minutes, as amended. Ms. Snyder seconded the motion. A roll call vote was taken Chouinard – aye, Snyder – aye, Myette – aye, Neff Ragsdale – aye, Sibley – aye, Munson – aye, and Broadwater – aye. A vote was taken, the motion passed 7-0-0.***

### 4. Subcommittee reports

#### A. Strategic Land Protection Committee – SLPC

Chair Chouinard would like to get in touch with Manchester Water Works. Ms. Hoijer will provide Mr. O'Neill's contact information.

#### B. Treasurer's Report (Kathie)

Mrs. Neff Ragsdale reported the new operating budget is \$1,200 with nothing spent.

Mrs. Neff Ragsdale reported balances in the following accounts:

Conservation	\$ 422,193.73
- 77,383.21 Goldsmith property	
	<u>68.79</u> interest
	\$ 344,879.31

Forestry	\$ 41,187.76
	<u>6.76</u> interest
	\$ 41,194.52

Lincoln Lane	\$ 3,088.43
	<u>.50</u> interest
	\$ 3,088.93

Emerson	\$ 10,215.42
	<u>1.67</u> interest
	\$ 10,217.09

Chair Chouinard indicated he would speak with Mrs. Lamphere about continuing the CD.

84 **Ms. Snyder motioned to accept the Treasurer's Report, as stated. Ms. Munson**  
85 **seconded the motion. A roll call vote was taken Myette – aye, Chouinard - aye,**  
86 **Munson – aye, Snyder – aye, Sibley – aye Neff Ragsdale – aye, and Broadwater –**  
87 **aye. With all in favor, the motion passed unanimously 7-0-0.**  
88

89 C. Spring Hill Farm Advisory Committee (Ted)  
90

91 Mr. Broadwater reported the Committee is in need of new members. Mrs. Leblanc is  
92 willing to serve as Vice-Chair but not willing to take on Mrs. Emily Kunelius' role as Chair  
93 since the Chair has resigned. Ms. Snyder asked if it would be appropriate for  
94 Conservation to post something on their page. Selectman Myette indicated it would.  
95 The property is connected to Conservation by the easement. Mrs. Emily Kunelius  
96 operated the Spring Hill Farm Advisory Committee Facebook page previously and Ms.  
97 Sautter will be taking over management of social media for them.  
98

99 Mr. Broadwater reported the Ortins who are leasing the high tunnel are doing well. They  
100 operate a food truck in other Towns and expect to file for permits to operate it at this  
101 location. Selectman Myette indicated they are operating a vegetable stand now.  
102

103 Mr. Broadwater indicated there have been challenges with the house and garage  
104 building. Not a lot of research has been done about putting the farmhouse on the  
105 Historic Register. Mr. Broadwater noted Selectman Landau mentioned the Town owns a  
106 chipper and if covered by insurance could be used at the farm. The Committee would  
107 like the Trustees to provide a list of what equipment is kept there now. Selectman  
108 Myette indicated the Farm has a chipper which attaches to a tractor already which will  
109 chip 5-6" pieces. Selectman Myette explained a special insurance policy is being  
110 worked out with Farm Family Insurance. Insurance was needed to run the hay rides at  
111 the Fall Festival and this would include sleigh rides and allow anyone on the trust to  
112 operate equipment as well as Town volunteers under Primex.  
113

114 Selectman Myette indicated the electric in the garage needed to be brought up to code  
115 and the question arose as to whether to continue to use the garage or replace it. A  
116 separate fund has been set up for donations to repair the barn. The farmhouse,  
117 bathroom and ramp would need to be ADA compliant.  
118

119 Ms. Snyder noted the Fall Festival was cancelled due to COVID. Selectman Myette  
120 added the Trail Ride which was to take place on Labor Day weekend has also been  
121 cancelled due to COVID concerns. Right now the only activities are haying with the  
122 Trustees and Mr. Pepper and the crops grown by the Ortins.  
123

124 D. Wason Pond Conservation & Recreation Commission (Kathie/Kristina)

125 i. Culvert Project

126 Ms. Snyder reported she is sending letters to organizations who could help  
127 support the fishing line receptacles.

128 Ms. Snyder reported there has been no beaver activity or flow under the bridge.  
129 She was there Saturday and the pipe is there and the area is clean.

130 Chair Chouinard recommended having the bridge inspected before bringing any  
131 heavy equipment over it.

132 Mrs. Neff Ragsdale reported a new member, David Webster, was appointed to the  
133 WPC&RC. He lives across the street and is active with the Scouts. He seems dynamic  
134 and eager. Mrs. Neff Ragsdale indicated she visited the Wason Pond property last  
135 Thursday and no one was on the beach. There were two adolescents swinging on the  
136 playground.

137 Mrs. Neff Ragsdale indicated her friend Joanne noticed the trails were reported closed  
138 on the Alltrails.com website and she has contacted them to correct that information.

139 Ms. Snyder noted the water tests have been ok. The pedestrian count has been put off.

140 Selectman Myette indicated he has received the design for the Pavilion, and plans and  
141 specifications. The next step is to make a materials list and determine the size of  
142 lumber. Next spring it will be a public education project.

#### 143 E. Easements, Monitoring & Stewardship

##### 144 i. Lincoln Lane (Visited)

145 Chair Chouinard indicated he, together with Aaron and Rick visited the Lincoln  
146 Lane property and took pictures to generate a report next month. Mr. Hume  
147 stayed and walked the uplands.

##### 148 ii. Monitoring (Aaron)

149 Mr. Hume reported he has visited the Lane Road, Fremont Road, Isaac Foss and  
150 Norton Road properties and would like to check the soils map. He has noted  
151 some garlic mustard and bittersweet present as far as invasives.

152 Selectman Myette asked if he was checking with homeowners and Mr. Hume  
153 indicated he has only done Town-owned easements so far.

154 Ms. Hoijer advised there is a variance application for a shed close to the common land at  
155 Jenkins Farm for Lot #129.

156 Ms. Munson asked about having permanent markings. Selectman Myette indicated the  
157 requirement for monumentation is always an issue and can be required at access points  
158 on larger properties.

##### 159 F. Trails – (Aaron)

160 Mr. Hume reported a new set of trail maps has been published with the private property  
161 taken out. The downside of this is many access points have also now been removed.  
162 Selectman Myette asked if any Class VI roads could be more open to the public for  
163 access.

164 Mr. Broadwater will prepare a form letter to contact each of the property owners.

165 **PLAN REVIEWS**

166 Selectman Myette reported Pipit Estates, the whole development, is for sale by the developer.  
167 Planning Board regulations require posting a bond or doing the roads to reduce the bond and  
168 the developer indicated he did not want to finalize the project but the RSAs could not be  
169 changed.

170 **MISCELLANEOUS**

171 Mr. Sibley reported he has restrained the kiosk and chopped down some weeds. The  
172 polycarbonate is on backorder.

173 Mrs. Neff Ragsdale indicated her friend Joanne recommended using a Q-R code on the flyers  
174 for educational information. Selectman Myette recommended reaching out to Block 5 who  
175 provides the Town's IT service. Ms. Hoijer will provide Mrs. Neff Ragsdale with their contact  
176 information.

177 Mrs. Neff Ragsdale noted she contacted the library and principal, and neither were aware of the  
178 science teachers who used to do educational activities down by the kiosk.

179 Selectman Myette noted the next meeting was on the Primary Election and he may need to  
180 come at 7 PM and come back after the ballots are counted.

181 **5. Adjournment**

182 ***Ms. Snyder motioned to adjourn the meeting. Mrs. Neff Ragsdale seconded the motion.***  
183 ***A roll call vote was taken Chouinard – aye, Snyder – aye, Munson – aye, Neff Ragsdale –***  
184 ***aye, Sibley – aye, Broadwater – aye and Myette - aye. With all in favor, the motion passed***  
185 ***unanimously 7-0-0.***

186 The meeting was adjourned at 8:05 PM.

187 Respectfully submitted,

188  
189 Nancy Hoijer,  
190 Recording Secretary  
191 Remotely