

**Town of Chester  
Conservation Commission  
July 12, 2022  
7:00 PM  
Approved Minutes**

**Members present:**

Chairman Victor Chouinard  
Kristina Snyder  
Deb Munson  
Ted Broadwater  
Selectman Chuck Myette, Liaison

**Members absent:**

Nick Tranquillo  
Rick Sibley  
Kathleen Neff Ragsdale

**Guests present:**

Eric McGowan  
Chester PACT

**I. Call to Order**

Chair Chouinard called the meeting to order at 7:02 PM.

**II. New Business**

**A. Public Hearing – Southwoods Conservation Easement**

A public hearing was held to review and approve the Southwoods development conservation easement. Chairman Chouinard read the notice of the public hearing, and the preamble and purposes of the conservation deed. This is a condominium development, with 31.72 acres of land going into easement.

The Commission reviewed and discussed the development plan. The boundary has been monumented with no-cut buffer and conservation easement signs. There are no exceptions requested.

*Ms. Snyder moved to close the public hearing. Ms. Munson seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.*

*Ms. Munson moved to accept and approve the conservation easement as stated in the document for Brady Sullivan Southwoods LLC. Mr. Broadwater seconded the motion. A vote was taken, all were in favor except Selectman Myette, who abstained. The motion passed 4-0-1.*

**B. Invasives**

48 Chairman Chouinard reported that Mr. Tranquillo has arranged for representatives from  
the Rockingham County Conservation District (RCCD) to visit Spring Hill Farm and  
50 Wason Pond on October 3<sup>rd</sup> at 9:00 AM to prepare a quote to remove the invasives.  
Selectman Myette said the invasives can be mowed and Ms. Munson reminded the  
52 Commission to avoid disturbing ground-nesting birds.

54 **III. Regular Business**

**A. Review Minutes – June 14, 2022**

56 *Ms. Snyder moved to approve the minutes from the June 14, 2022 meeting as written.*  
58 *Mr. Broadwater seconded the motion. A vote was taken, all were in favor except*  
*Selectman Myette, who abstained. The motion passed 4-0-1.*

60 **B. Subcommittee reports**

62 **1. Treasurer's Report**

In Ms. Neff Ragsdale's absence, Chairman Chouinard reported the following:

64  
66 The Commission ended the fiscal year with a deficit of \$246.81. Chairman  
Chouinard reported that the 2022 budget was approved with no changes, which was  
68 a mistake in hindsight due to inflation. Dues have gone up considerably, which  
caused some of the overspending. This will be considered when creating the 2023  
budget.

70 *Savings account:*

72 \$ 523,782.36 starting balance  
68,511.12 credits from April and May current use  
74 \$ 592,293.48 ending balance

76 \$101.00 interest was accrued on this account.

78 *Conservation Forestry account:*

80 \$ 41,292.56 starting balance  
7.88 interest  
82 \$ 41,300.44 ending balance

84 *Lincoln Lane account:*

86 \$ 501.59 starting balance  
0.10 interest  
88 \$ 501.69 ending balance

90 Chairman Chouinard has not heard from the Lincoln Lane residents regarding their  
intended use of these funds. He will attempt to contact them again.

92 *Emerson Conservation Easement:*

\$ 10,241.41 starting balance

1.95 interest  
\$ 10,243.36 ending balance

*Regular account:*  
\$ 1,200.00 starting balance as of July 1

***Mr. Broadwater moved to approve the Treasurer's Report as presented by Chairman Chouinard. Ms. Munson seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.***

## **2. Spring Hill Farm**

Ms. Snyder reported there was no quorum at the last meeting, so it was a working session. The Fall Festival will be held on September 10<sup>th</sup>. The Conservation Commission will have a table at the festival, so next month they will discuss and finalize their participation.

Ms. Snyder and Ms. Munson visited the farm and there is milkweed growing in the brush pile. The plants that were transplanted didn't survive, but the established ones have been more successful.

The Department of Agriculture invasive species specialist will be visiting the property tomorrow morning to inspect the invasives. The Ortins are considering starting a business where goats eat invasive plants. This will be discussed at the next meeting.

Selectman Myette reported the haying is going well. Lane Road is completed. All fields but one field on Wason Road have been mowed. The hay is of good quality but isn't thick. Bales are being sold from the field.

## **4. Wason Pond Conservation Area**

Ms. Snyder reported the Wason Pond Commission met at Wason Pond and inspected the condition of the caretaker's cottage and outbuildings. The future use of the cottage will be discussed at the next meeting.

The water flow is low, so the beavers aren't building under the bridge. The pond water was tested on June 27<sup>th</sup> before summer camp and the results were good.

The 300<sup>th</sup> Anniversary Celebration Committee's 5K race is on July 23<sup>rd</sup> and the Firemen's Muster follows.

Ms. Munson has created and is maintaining a pollinator garden near the Community Center. The area by the gate at the Causeway Bridge was cleared due to the need for handicap accessibility.

## **5. Easements, Monitoring, and Stewardship**

138 Chairman Chouinard reported that Mr. Tranquillo has signed off on several contracts  
140 with RCCD to provide baseline monitoring.

142 **6. Strategic Land Protection**

Chairman Chouinard should have an update next month.

144 **7. Community Conservation assistance**

146 Ms. Munson reported the Commission was invited to reapply for community  
conservation help. She and Ms. Snyder will complete the application tomorrow.

148 **IV. Plan Review - Colby Farm Subdivision**

150 Chairman Chouinard presented the plans for the Colby Farm subdivision. It will be  
152 presented to the Planning Board tomorrow. Two lots have been combined for a total of 36  
acres and there is an existing dwelling on the property. Nine homes will be constructed on  
154 one-acre lots. Twenty-three acres will be maintained as open space. Town Planner Hadik  
assured Chairman Chouinard that the wetlands are being protected. The wetlands are not  
part of the lots.

156 The Commission would like the back of the lots pinned and monumented, and no-cut areas  
158 marked before the lots are sold.

160 The developer will have to appear before the Commission to discuss a conservation  
easement.

162 No significant environment issues were identified, but monumentation has to occur and the  
164 conservation easement has to be brought forward and filed with the plans. A public hearing  
will be held to discuss and review the easement.

166 **V. Miscellaneous Business**

168 **VI. Adjourn**

170 *Ms. Snyder moved to adjourn the meeting. Mr. Broadwater seconded the motion. A vote*  
172 *was taken and all were in favor. The motion passed unanimously.*

174 The meeting was adjourned at 8:32 PM.

176 Respectfully submitted,  
Beth Hanggeli, Recording Secretary

178

180