



CONSERVATION COMMISSION

TOWN OF BELMONT, NH

Wednesday, March 1, 2023
Belmont Mill Tioga Conference Room
Belmont, NH

Present: Chair Denise Naiva, Members Jane Jordan, Pauline Tessier; Alternate Member Richard Moreau

Absent: Vice Chair Ed Stephenson, Members Susan Irving, Georgina Lambert; Ruth Mooney Ex-Officio, Deborah Woodcock; Student Members Emilie DeFrancesco, William Riley

Staff: Karen Santoro, Interim Planner/Land Use Technician and Elizabeth Stewart, Land Use Clerk

D. Naiva opened the meeting at 6:04pm and appointed R. Moreau as a voting member for a quorum.

Minutes

Meeting of February 8, 2023

D. Naiva brought up that the motion to purchase the Mile Hill Road property was not included in the minutes and should be added. P. Tessier made a motion to accept the minutes with that amendment. R. Moreau seconded the motion. All in favor (4-0).

Non-Public Session of January 4, 2023

P. Tessier made a motion to unseal the minutes. The motion was seconded by J. Jordan. All in favor (4-0)

After reading the unsealed minutes, R. Moreau made a motion to approve the minutes with the correction of a spelling error. P. Tessier seconded the motion. All in favor (4-0).

Tioga Management Plan

The members discussed the use of four wheelers at the property. J. Jordan shared she was of the understanding that no motorized vehicles were to be used at this location. The Commission also discussed the development of trails on the property. D. Naiva suggested a site visit to determine where they could place a possible loop trail. Once the trail is determined, they will obtain a new overlay map.

Budget/Expenditures

There were no comments or concerns regarding the budget. K. Santoro shared the only pending expenditure is for G. Lambert to attend an upcoming conference.

Silver Lake Association

P. Tessier touched on the Silver Lake Association Dam meeting that took place earlier in the week with DES. They received confirmation that they will not get a dam constructed, but are working with DES to seek alternate solutions for the water fluctuation.

Winnisquam Watershed Network

No updates

Other Business

Staff reported they have received more calls regarding the Depot Street (Wuelper) property. D. Naiva reiterated the owner has agreed to donate the parcel to the town if it does not sell with his real estate agent.

D. Naiva shared she has spoken with Mr. Ellis who offered to sell his 16-acre property on Depot Street for \$40,000. This agreement would also include the 4-acre parcel that is located in the middle of the Currier-Sanborn property. She expressed concern that there is no existing deed for the 16-acre parcel, and the members agreed if they enter a land acquisition agreement, they would require the seller to provide a clear title.

J. Jordan made a motion to submit an offer of \$40,000 for the Ellis properties. P. Tessier seconded the motion. All in favor (4-0).

D. Naiva brought the Commission's interest in purchasing the Mile Hill Road property to the Board of Selectmen and Planning Board and claimed both were supportive. Reportedly, they advised seeking legal counsel in regards to the existing contract with a cell phone tower company, Vertex. This contract would transfer with the sale of the property.

Per the contract, Vertex has until November of 2024 to initiate tower construction or the agreement expires. If acted upon, the owner would be locked in to a 50-year agreement. However, a representative from Vertex indicated to the town's attorney that they would terminate the agreement if it was a dealbreaker for the sale.

With concerns of contamination from an abutting junkyard, D. Naiva did consult the town's code enforcement official, Mark Ekberg, who explained the junkyard has been inspected annually since the 1980's with no documented issues.

J. Jordan made a motion to have the town's attorney put together a termination agreement for the contract with Vertex. R. Moreau seconded the motion. All in favor (4-0).

When discussing Old Home Day, D. Naiva said she is waiting to hear back from the parks and recreation department if raffles are acceptable. Other ideas included posters and flyers of conservation area trails in town.

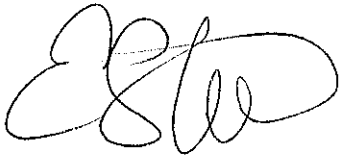
Non-public Session

RSA 91-A:3 II (d) (if necessary)

Adjournment

At 6:58pm, J. Jordan made a motion to adjourn. P. Tessier seconded the motion.
All in favor (4-0).

Respectfully,

A handwritten signature in black ink, appearing to read 'Elizabeth Stewart', written in a cursive style.

Elizabeth Stewart