

**Town of Milton**  
424 White Mountain  
Highway  
Milton, NH 03851



**Conservation Commission**  
PO Box 310  
Milton, NH 03851  
(P)603-652-4501 (F)603-652-4120

11/2/2022  
Meeting Minutes  
6:00PM

**ATTENDANCE:**

**Members:** Virginia Long (Chair), Steve Panish, Robert Weiss, Wayne Sylvester, Deb McCormack

**Alternates:** Jeff LeClair, Sharon Buttrick

**Public:** John Nute, Jeff Lord, Veronica Bridges, Jill Eldredge, Astrid Wielens

Virginia Long, Chair, opened the public session at 6:00PM.

1. **Welcome Guests: MMRG representative Veronica Bridges and Jill Eldredge**
2. **Ascertain who is present and approve alternates to serve as full members if needed.**
3. **6 PM public hearing on conservation funds for MMRG's Mason Rd project: Mason Rd M25 L18 44 acres. See attachment from MMRG**  
Virginia wants emphasized that Holly, the landowner is donating this easement meaning she is donating the development rights, she will never be able to sell it to a developer for the price that the developer would pay to be able put a whole bunch of houses on because the development rights will have to be forfeited given to MMRG.  
Public questions/comments: Jeff Lord from the American Legion, they go every year to put flags on the graves at the family cemetery on this property. John Nute also commented. His goal is to maintain this undeveloped property from being developed. The town has an easement on the Nute Family property that he owns.  
  
**MMRG is asking for a \$10,000 donation for this project**  
**S Panish made a motion to approve that the Conservation Fund donates \$10,000 towards the conservation of this property. D McCormack 2<sup>nd</sup>. All approve.**
4. **6:20 PM public hearing on conservation funds for MMRG's Jones Brook Park and the Payne property: Jones's brook M14 L2 Payne property M14 L6Y totaling 23.5 acres. See attachment from MMRG**  
Virginia asked why this project was so much cheaper than the other project. Veronica answered that this project doesn't need the land surveyed. There are pretty clear surveys done by abutters that they can go by.  
  
**MMRG is asking for a donation from the town of \$7,000**  
**D McCormack makes a motion that the Conservation Fund donates \$7,000 to MMRG for the project at Jones Brook and the Payne parcel. W Sylvester 2<sup>nd</sup>. All in favor**
5. **Topics of common interest with MMRG (Veronica Bodge)**

- A. **Update on Jones Brook Park easement project:** They have spoken to the Stewards and Land committee waiting for the final ok from this meeting to officially approve it to send it to the board. Next step is for them to vote at their next SLC meeting for the board to approve the project. They will then have to apply for grants in the next granting season which is next year.
  - B. **Casey Rd Conservation Land: Trails; Invasive Species removal:** Veronica will ask what approval the CC will need from MMRG for the CC to do upkeep to the trails at their next meeting. J LeClair asked if he could make small improvements at the small bridge on the property that has not been maintained in decades and there and it's filling in with brush and leaves almost to the point that it could clog up and flood the area. Is it ok if he gets the sticks and such out of there? Veronica said yes that he could clean it out since an existing structure, and it would make it work properly. J LeClair has not seen any invasive species at this location.
6. **Event announcements: NHACC Annual Meeting on Saturday, November 5:** V Long asked the board if anyone was attending this meeting. D Mc Cormack and W Sylvester will be attending. The planning board is going to have a workshop on Open Space Developments. How they are rewriting the ordinance. On December 6.
  7. **Display/circulate CC materials for lending (sign-out sheet) (D McCormack) and MCC mail:** If anyone wants to sign anything out from the CC library, talk to D McCormack after the meeting.
  8. **Review/Approve 10/5/2022 meeting minutes:** V Long sent out minutes with a few corrections from the October meeting. V Long has stated that Amy didn't document a motion that was made about the comments on the Open Space Developments. R Weiss abstained from the vote so V Long believes there must have been one. There is no record of who made the motion or who seconded it. No one remembers. The correction needs to say that a motion was made about the OSD wording. It passed with one abstention which was R Weiss, but we do not know the exact wording or the people who made the motion.

S Panish made a motion to approve the minutes as corrected. W Sylvester 2<sup>nd</sup>. All in favor.

9. **Open Space Development Zoning Ordinance- V Longs reports on meeting with the Planning Board:** V Long met with the Planning Board twice about it. They agreed to adopt that model ordinance language the whole section about protecting the OSD with an easement or with a conservation restriction deed. They also adopted the model ordinance definition of non-buildable. They declined to add in the restrictions that we were putting on bicycling and horseback riding.
10. **Wetlands protection:**
  - A. **Review priorities of which wetlands need more protection:** Wetland #8 along Miller Brook where it flows into the Salmon Falls River in Milton Mills. Noticed by chance that the rec has an idea that they want to create new town fields, ballpark, a place to launch kayaks- a whole new recreation center. V Long contacted the rec department when they get an engineer to draw up plans to let them know to let the CC to advise them since this is a significant wetland. Something for the CC to keep their eye on.
  - B. **Review Milton Town ordinances protecting wetlands and public waters:** V Long talked to Brian Boyers (The town Code Enforcement Officer) asked him if he had any history of enforcing a wetland violation. He said no that he has not ever made an enforcement action however he has gone out to visit wetlands and there's been some misunderstandings that he has cleared up. He could not give her examples. V Long has contacted several town CC's and has gotten a little insight on what they do. The board should postpone this discussion to a later meeting.
  - C. **Brainstorm/consider next steps to better protect wetlands in Milton:** Skip for now.
  - D. **Educate landowners- letter to wetland abutters:** Send out a mailing about wetlands to anyone who lives on or owns wetlands in Milton. Ask the budget committee to add money to the CC's budget next year for this purpose. Asked to have \$400 added to their budget. V Long was told today (Nov 2, 2022) that it was approved. V Long wants to make some type of a decision tonight on doing some

work on Milton's wetlands ordinance. Do we think we need to do some work on it? Do we want to talk about this next year? We need to get on the planning board agenda for next year because we need to work on it with them. W Sylvester recommends getting other towns language to see what it looks like. V Long has gotten a few towns ordinances so far. Discuss this further at the next meeting.

**11. Financial Report, Budget:**

Steve: We have something like \$5900 or \$5700 left in our budget but of that we have about \$1000 left in our budget that we expect to spend. In our Conservation Fund there are no changes other than interest. V Long revised what was left in the budget. She subtracted a few items from the final budget which brought the total down to \$840.

**W Sylvester made a motion to approve the budget. R Wise 2<sup>nd</sup>. All in favor.**

S Panish needed to leave the meeting. V Long called in alternate J LeClair to sit in for S Panish.

The board discussed what they could get with the remaining budget that they need.

Needed items are envelopes, labels, stamps, boundary markers, signs (no motorized vehicles), posts needed for the signs, two hundred walking trail maps printed in color, and Casey Rd needs a new sign in the Kiosk. J LeClair is going to get pricing for posts and signs. V Long asked J LeClair to talk with M Snider to discuss if they are going to need anything for the trail maintenance, He can tell the board at the next meeting. V Long wants to have one hundred copies of the walking trail maps printed before the election. She would like the CC to come up with a maximum amount of money to spend on them.

**W Sylvester made a motion to appropriate \$200 for walking trail maps. R Weiss 2<sup>nd</sup>. All in favor.**

They discussed where they would like to see the walking trail maps distributed. They were thinking of the town's welcome packets, the town's recreation newsletters, and the library newsletter.

If anyone thinks of anything they need, price it and bring it to the next meeting so we can get it purchased before the end of the year. We would have to pre-approve all these expenditures at the next meeting so you can go out and spend the money and give S Panish the receipts so you can get reimbursed.

J LeClair brought up that the sign in the kiosk at the Casey Rd trails has some water damage. Discussion on getting a new one and adding the footprint of the new trail on it.

- 12. Wetlands and Shoreland Permit Applications OR Violations:** The only one of note is the town beach. The shoreland was very short and has been approved. The wetlands one we submitted a whole bunch of comments about in a letter to DES that V Long drafted and was approved by the board. Have not received a reply about this one yet.

**13. Town-owned Easements and Conservation lands:**

**A. Easements: Kane Conservation will monitor in late September; S Panish will monitor Current easement.** Chris Kane Monitoring has already monitored all the town owned held easements as he said he would. All monitoring is complete. No real issues this year. The report can be submitted by the year's end so we can get an invoice and pay it.

**B. Fee Properties:**

- I. Old Ski Area: Update on plan to get easement:** Asked if SELT would take the easement on this because MMRG declined. SELT has also declined. V Long got a note today from them. We are stuck and need to figure out how to get an easement. Maybe we could get MMRG to get the easement if the Conservation Fund would pay all the costs. The town has said they wanted an easement on this property. They voted in 2003 to place a conservation easement

on this property. We have not done that. Originally, we thought the Strafford County Conservation District would take that easement. They agreed to it, but we did not get it done and they no longer take easements. Discussion on what happens if someone wants to buy this property and wants to develop it and if the town vote is still in affect? Some discussion on getting the land use change tax from past years. Maybe we can get a deed restriction as a holdover?

- II. **Jones Brook Park: See item numbers 4 and 5**
- III. **Spaulding Turnpike: Next stewardship walk in November? 11/19/22 at 8:30 a.m.**
- IV. **Dames Brook:**
- V. **Casey Rd Conservation Land: See item numbers 5 and 15**
- VI. **Ball Property: Consider public use and signage; No motorized vehicle signs. J LeClair is looking into the cost of the signs.**

- 14. **Trail Volunteer Group Update:** Casey Rd Conservation- J LeClair suggest that they move the trail in the section where V Long had found some Rattlesnake plants. A hunter was out there sitting in his hunting blind and yelled at J LeClair saying that he was on his brother's land. J LeClair showed him where the white blazes were. He believes he came onto our property with his farm tractor to haul out his game. Discussion on where the blind was, and suggestions on where they should put up signs for no motorized vehicles. J LeClair asked if we could do anything on unleashed dogs? Not sure if the town has an ordinance about this.
- 15. **D McCormack report on second recent workshop: Invasive Control**
- 16. **Update on organizing MCC files in the Town hall before town offices move to the new building:**
- 17. **Town of Milton walking trails map.**
  - A. **Update on distribution to date:**
  - B. **Plan for printing/distribution/electronic dissemination:**
- 18. **Educational Outreach: TPPA, Facebook, other:**
- 19. **Update on Sam Plummer Rd Culvert Project:**
- 20. **New: 'Conservation restriction' assessment option:**
- 21. **Update on Recruitment of new Alternate Commission members: Diane DeVries**
- 22. **Place holder: Update on status of 3.04-acre parcel (M41 L81) abutting Casey Rd Conservation Land:**
- 23. **Other business:**
- 24. **Public input:**
- 25. **Agenda items for next time:**
- 26. **Propose meeting 1 week earlier next month on Wednesday November 30 at 6 p.m.? All were in favor**
- 27. **Adjourn:**

W Sylvester made a motion to adjourn the meeting. D McCormack 2<sup>nd</sup>. All in favor.



**November 2nd, 2022**

***Milton Public Hearing***

Enclosed is a brief description of the two current land projects that Moose Mountains Regional Greenways is pursuing in the town of Milton. Following these descriptions is a budget overview for each project, as well as maps of the properties to provide a visual aid.

**Descriptions:**

**Jones Brook/Payne Parcel Project:**

The Jones Brook and Payne Parcels proposed for conservation are located off Route 125 in Milton, NH and have been owned by the town of Milton since 2003/2004. Combined there is 23.42 acres of land, 4.5 acres of which are considered to be farmland of local importance. The NH Fish and Game Wildlife Action Plan map indicates that 64% of the parcel is supporting landscape. In terms of water resources, there are 11 acres of marsh and shrub wetland present on the parcel which is partially due to old beaver damming that occurred on the property. There is current evidence of muskrat and woodcock on the property. The north, east and the majority of the west boundaries are all bordered by either the Branch River or the Jones Brook. This parcel is in close proximity to other conserved lands owned by the Carl Siemon Family Charitable Trust and would help expand the 1200 acre corridor that runs from Milton to Wakefield. Conserving this parcel would protect significant natural resources and would further extend the growing greenway in Milton.

**Kimball Land Project:**

The Kimball parcel proposed for conservation is located off of Mason Rd in Milton, NH and is privately owned with a landowner who has shown interest in land conservation. The parcel consists of 40 acres of land, 6.4 acres of which are considered to be farmland of statewide importance. The NH Fish and Game Wildlife Action Plan map indicates that 25% of the parcel is the highest ranked habitat in the region and 34% of the parcel is supporting landscape. 93% of the parcel is considered to have high permeability for wildlife connectivity, according to the NH Wildlife Connectivity Model. The Kimball parcel is also in close proximity to the other conserved lands including the Teneriffe Mountain property that MMRG is currently in the process of purchasing. Currently the lot is composed of early successional/old field habitat between a hemlock hardwood pine forest that was cut in the last 50 years. It would be another key piece in expanding the greenways towards Farmington. Conserving this parcel would protect significant natural resources and would protect it from the potential to be bought in the future for development.

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# MOOSE MOUNTAINS REGIONAL GREENWAYS

## Budgets:

### Jones Brook/ Payne Parcels Budget:

\*Project expense and income budgets are educated approximations and are subject to change.

Project Expenses	Cost
Internal Expenses (staff time, travel, overhead, etc)	\$5286
Transaction Expenses & Due Diligence (legal fees, closing/recording fees, survey, etc)	\$5500
Stewardship/ Legal Expenses	\$18000
<b>TOTAL</b>	<b>\$28786</b>

\* Cost of the easement is to be donated.

Project Income	Amount
Milton Conservation Commission	\$7000
Great Bay Resource Protection Partnership	\$8000
Mooseplate	\$15000
<b>TOTAL</b>	<b>\$29000</b>

\* Milton CC Funding will be billed to actual costs only. If there is any decrease in funding needed, the town of Milton will be billed for less.

### Kimball Project Budget:

\*Project expense and income budgets are educated approximations and are subject to change.

Project Expenses	Cost
Internal Expenses (staff time, travel, overhead, etc)	\$5286
Transaction Expenses & Due Diligence (legal fees, closing/recording fees, survey, etc)	\$19500
Stewardship/ Legal Expenses	\$18000
<b>TOTAL</b>	<b>\$42786</b>

\* Cost of the easement is to be donated.

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Project Income	Amount
Milton Conservation Commission	\$10000
Adelard A. & Valeda Lea Roy Foundation	\$10000
Mooseplate	\$20000
Public Fundraising	\$3000
<b>TOTAL</b>	<b>\$43000</b>

\* Milton CC Funding will be billed to actual costs only. If there is any decrease in funding needed, the town of Milton will be billed for less.

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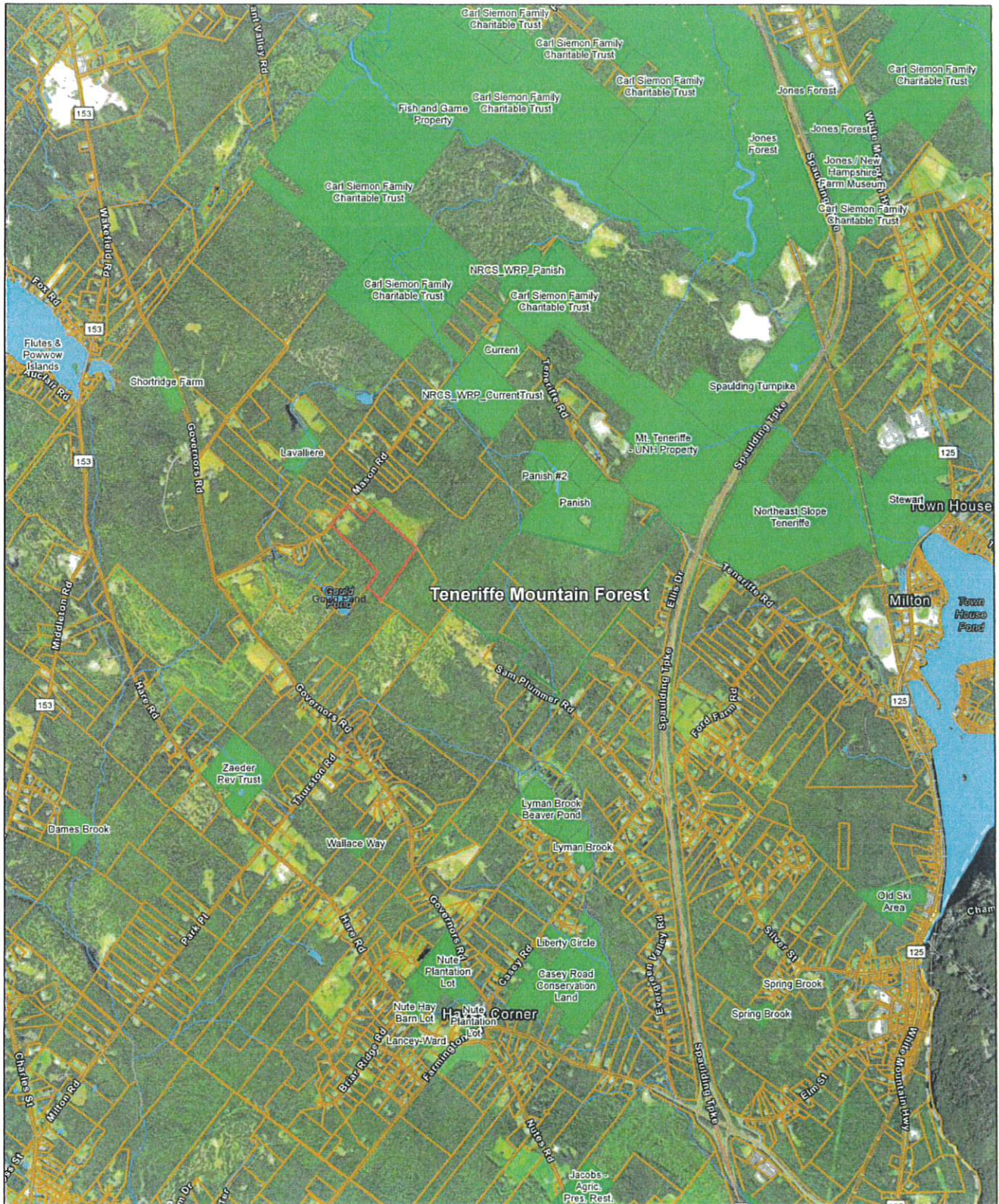
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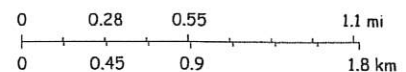
# Kimball Aerial Map



-  Kimball Property Boundary
-  NH Parcels
-  NH Rivers/Streams/Brooks
-  NH Conserved Lands
-  Lake/Pond
-  Swamp/Marsh



1:34,765



①

Source: Esri, USDA FSA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,

Map by Veronica Bodge, MMRG Land Agent



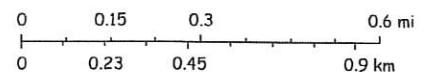
# Jones Brook/ Payne Parcel Aerial Map



- Jones Brook & Payne Boundaries
- NH Conserved Lands
- NH Parcels
- Lake/Pond
- Reservoir
- Swamp/Marsh
- Rivers/Streams/Brooks



1:17,607



Source: Esri, USDA FSA, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Source: Esri, DigitalGlobe,

Map by Veronica Bodge, MMRG Land Agent