

Town of Milton
Conservation Commission



PO Box 310
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1 **6/1/2022**

2 **Meeting Minutes**

3 **6:00PM**

4

5 **ATTENDANCE:**

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

7 **Alternates:** Jeff LeClair

8 **Public:** Mike Beaulieu, Kym Libby, Tyler Bartlett-Browne, Paul Steer, Veronica Bodge (MMRG), Phil Auger
9 (MMRG)

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

11

12 **1.) Ascertain who is present and approve alternates to serve as full members if needed.**

13 **2.) Welcome to guests in attendance**

14 **3.) 6:00PM: Public Hearing #1: Proposed project by Moose Mountains Regional Greenways is to conserve
15 the 65-acre parcel referenced as Tax Map 4, Lot 14 on Jug Hill Road in Milton Mills:**

16 The Keating parcel proposed for conservation crests a hill on Jug Hill Road in Milton Mills with fields in
17 view of the roadside and is widely known for its spectacular sunsets. The parcel consists of 65 acres of
18 land, 6 acres of which are agricultural land along Jug Hill Road that are underlain by soils rated as Prime
19 Farmland Soils. The NH Fish and Game Wildlife Action Plan map indicates that 60% of the parcel is of the
20 highest rank habitat in the region while the remainder is supporting landscape. In terms of water
21 resources, an unnamed perennial tributary stream to Miller Brook flows through the property. The
22 stream corridor is more than 2,000 ft in extent and has associated wetlands that encompass approx. 5
23 acres. Conservation of this property would preserve a well-known local scenic area of significant cultural
24 value. Additionally there is a well used trail on the property, nearly 4,000 in length which is used for foot
25 access and by local equestrians. Future development of this property would likely cut off access to this
26 trail and limit public recreation and connectivity to other area trail systems.

27 Discussion: Deb- Can the public use the land for hiking? Phil – there is no guaranteed right of access.
28 Trails are used locally most by hunters. Virginia – is there anything in the easement that would guarantee
29 public access right. Tyler Brown- local resident of Jug Hill Road – are there any anticipated changes to
30 human/horse traffic on the trail? Phil – there are no anticipated changes. The landowners would have
31 the right to post if they would like, however no development.

32

33 Deb- Motion to approve dispersal of \$5,000 toward the MMRG conservation project of the Mary Keating
34 property. Seconded by Bob. All were in favor; the motion was approved.

35

36 **4.) 6:20PM: Public Hearing #2: Proposed project by Moose Mountains Regional Greenways is to conserve
37 52-acre parcel referenced as Tax Map 12, Lot 19 on Applebee Road in Milton Mills:**

38 The Steer parcel proposed for conservation is located off Applebee Road in Milton Mills. There is a
39 beautiful 18th century cape that sits far back on the property allowing for roadside views of 3 acres of
40 agricultural fields. These 3 acres are designated as soils of local importance. The NH Fish and Game
41 Wildlife Action Plan indicates that 30% of the easement area is designated as the highest ranked habitat
42 in the region with an additional 60% of the easement area designated as supporting landscape. With
43 direct connectivity along the same road with other conserved lands, protection of this property enhances
44 local scenic value on a picturesque stretch of farmed and open lands. Additionally there is a well used
45 walking and snowmobile trail on the property that connects to the extensive CSFCT trail network. Future

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46 development of this property would likely cut off access to this trail and limit public recreation and
47 connectivity to other area trail systems. If successfully conserved the Steer parcel will become part of a
48 vital unfragmented block of open spaces that encompasses approx.. 1100 acres, 750 of which are in
49 Milton, 350 in Wakefield.

50 Discussion: There will be a conservation easement on the parcel with MMRG as the holder. There is no
51 guaranteed right to public access. Paul Steer – doing this to ensure no future development on the
52 property. Virginia – the goal of the conservation easement that includes a house on the property is to
53 ensure no future development can occur on the property.

54
55 Steve- Motion to approve dispersal of \$5000 toward the MMRG conservation project of the Steer
56 property located on Applebee Road in Milton Mills. Seconded by Wayne. All were in favor; the motion
57 was approved.

58
59 **5.) Discussion with Moose Mountains Regional Greenways representatives about placing conservation**
60 **easements on town-owned lands: Old Ski Area and Jones Brook Park/Payne parcel:** Virginia – In 2003
61 through a Warrant Article the town voted to place easements on the parcels; however this was not done.
62 The next step is to begin discussions with MMRG including a MOU to pursue the project. Phil Auger – he
63 is aware of the properties and reviewed the surveys. He cannot speak for the MMRG board; he will bring
64 this to their board for review with an anticipated project start in 2023. Regarding Casey Road 3.08 acre
65 parcel: The town will try to sell in the fall; MCC will submit a sealed bid. The most urgent parcel is the
66 Old Ski area as this parcel has been eyed for potential development. Jones Brook parcel needs to be
67 merged with Payne. Phil – an easement can do that or you can also go to the Planning Board. The
68 MMRG board is meeting soon and will have this on the agenda. Steve asked for updates on the Cheney
69 project. Phil – they had anticipated closing in April however that has been extended. They do have
70 several options to pursue. Virginia – from a previous MCC discussion to give \$20,000 funding to the
71 project – is this still needed? Phil – Yes.

72 Virginia – apologies to Dwayne who sent a supportive email to be read as part of public comments in the
73 Public Hearing. Virginia proceeded to read Dwayne’s email comments.

74 **6.) Display/Circulate CC materials for lending (sign-out sheet):** There were none.

75 **7.) Event announcements:** Stewardship walk on June 11th at 9:00AM to walk the Dames Brook parcel.
76 Virginia wrote a letter to the landowners letting them know of the upcoming walk and to invite them to
77 participate.

78 **8.) Review/Approve 5/4/2022 meeting minutes:**

79
80 **5/4/2022 minutes:** Steve – motion to **approve the 5/4/2022 minutes** with corrections. Seconded by
81 Bob. All were in favor; the motion was approved.

82
83 **9.) Host MS4 educational outreach event on Saturday, July 9**

84 Confirm time and date and venue; Plan for food, child care; Speakers and topics and event title; Publicity
85 and invitations write-up and plan; Hand out MS4 flyers and event invitations at Summer Kickoff on June 4
86 & 5; Other details?

87 Discussion: Virginia – at upcoming Summer Kick-off, Mike Beaulieu had volunteered to hand out flyers.
88 TPPA may also do flyers. They still need to be printed. The previous MCC minutes reflect July 16 as the
89 date, the date now is July 9th. Virginia researched the town beach pavilion. However, Bruce still needs
90 to secure presenters. Clarification of MCC’s role in this event – they are hosting the event. Virginia to go



91 to BOS board to secure funds to pay for free refreshments, printing of flyers, and postage if the flyer is to
92 be delivered to all residents - ~\$300. Question – to get parents of young children to attend, can we offer
93 childcare? Due to liability and other concerns, childcare will not be provided. Bruce is confident he will
94 get presenters. Question – the town beach pavilion location: Will attendees to the event be charged to
95 enter the town beach area? Virginia will check with Karen Brown; important not to have any attendees
96 getting charged to attend. The next MCC meeting is scheduled for July 6th which is right before the event.
97 Any final details can be worked out at that meeting. Virginia will post the event online and on social
98 media. Mike Beaulieu – this is all based on Bruce being able to secure presenters.

99 **10.) Town-owned Easements and Conservation Lands:**

100 **Easements:** Monitoring contract with Kane Conservation: Deb – what is a reasonable time frame to get
101 the reports? Can we get preliminary reports earlier? Virginia – he does the actual walking during the
102 summer months and then writes the reporting over the winter time period. He is not monitoring town-
103 owned properties and is not responsible for contacting the landowners or doing anything about potential
104 violations. His job is just report them. Jeff – why does he not monitor all the properties? Virginia – there
105 is a difference between town-owned properties and properties which hold easements. As easement
106 holder we have legal responsibilities to make sure everything is done properly. For town-owned
107 properties, there is no legal responsibility to have it monitored. Six months ago we decided to save
108 money and would explore monitoring the town lands ourselves. We are not liable if we would skip a
109 year. Wayne – I disagreed with the boards decision to take on the town-owned lands. The town should
110 pay for that – it is their responsibility. This goes above and beyond MCC responsibility. If we see a
111 violation what do we do and who do we report it to? We should let the professional just do his job. Just
112 to save \$1,000 – it’s not worth doing. Kym Libby: if the town-owned land is conservation land but not
113 under easement are there different responsibilities? Isn’t the town responsible for town-owned land
114 whether it has easements or not? Virginia – for town-owned land under easement, someone else holds
115 the easement. An easement holder can be sued for not taking care of the land. Easements are different
116 than owning land. Virginia acknowledged Wayne has expressed his disagreements before. We have
117 voted to do this. If we want Chris Kane to now do this, we would need to let him know and change the
118 contract. Wayne – will other MCC members take on additional properties to cover? Virginia – there are
119 six town-owned lands to walk. Let’s do this for one year since the decision was made.

120
121 Steve- motion to accept Chris Kane contract. Seconded by Deb. All were in favor; the motion was
122 approved.

123
124 **Fee Properties:**

125 Plan to get easements on Old Ski Area and Jones Brook Park/Payne (as mandated by town vote) –
126 previous discussion with MMRG: See above discussion
127 Final monitoring report on Old Ski Area (Sharon) and monitoring report template (Virginia) – both items
128 skipped.
129 Stewardship walk at Dames Brook on Saturday, June 11 at 9:00AM (letters to landowners? Notify them of
130 event parking and invite to join walk) – See above discussion.

131 **11.) Financial Report, Budget:**

132 Steve: Year-to-date have used almost nothing from the budget. Will do the previously approved
133 payment requests. Chris Kane contract was paid out of the 2021 budget.

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12.) Wetlands and Shoreland Permit Applications or Violations:

No DES applications this month

Carol McLeod concerns regarding house lot clearing on Northeast Pond Rd and Mark McClintic's concerns about storm water runoff across his property and into Northeast Pond: This was discussed at last month's meeting. According to Virginia, Carol said she will make a formal complaint.

13.) Next steps follow-up of Master Plan discussions: host educational event for MS4? Educates ourselves and PB about process to designate Prime Wetlands, other outcomes? Virginia – from previous studies, there are 15 significant wetlands located in Milton. Information includes the list of possible characteristics and how well each one of them rates. There are two of potential interest: Fish Pond – rated very high and worth looking further into the data. Gould Pond – while not highly rated this could be under risk of development. If this was designated could be further protected. Virginia will send more information to review before the next meeting.

14.) Update on status of 3.04-acre parcel (tax lot 41/81) abutting Casey Rd Conservation Land: This parcel will go out to auction in Fall. Virginia – At a previous BOS meeting, one BOS member expressed their opinion there is enough conserved land in Milton. The BOS cannot ignore the Master Plan; they are to be guided by it and the Master Plan says we should conserve more.

15.) Update on formation of new Town of Milton Trails Committee: Chris Jacobs worked on the financial procedures and it appears he has made this more formal than suggested from MCC.

16.) Update on town of Milton trails map to be created by Peter Goodwin: Still in draft form.

17.) Casey Road Conservation Land updates (Jeff). Jeff gave updates on cleanup he has done.

18.) Educational Outreach: TPPA, Facebook, Other:

19.) Update on Sam Plummer Rd Culvert Project:

20.) Update on Northeast Pond Condo Development.

21.) Update on Recruitment of new alternate Commission members: There was no update.

22.) Update on organizing MCC Files at Town Hall: (Sharon).

23.) Public input: Kym Libby: Thanks for answering her questions.

24.) Other Business:

25.) Confirm next meeting date: Wednesday, July 6, 6:00PM.

26.) Adjourn:

Bob – motioned to adjourn at 8:20PM. Wayne – seconded the motion. All were in favor; the meeting adjourned at 8:20PM.