

**Town of Bedford**  
**Conservation Commission Minutes**  
**September 25, 2023**

A meeting of the Bedford Conservation Commission was held on Tuesday, September 25, at the BCTV meeting room at 10 Meetinghouse Road, Bedford. Present: Patricia Grogan (Chair), Joanne Smith (alternate), Peter Sullivan (member), Julie Donovan (member), Kathleen Bemiss (Town Council alternate member), Deborah Evans (member), Stephen Clough (Planning Board representative), Grant Killian (alternate), Brian Labrie (alternate member), and Kathleen Ports (Conservation Planner). Absent: Stephanie Jones (Vice Chair), William Carter (Town Council Representative).

**I. Call to Order and Roll Call**

Chair Grogan called the meeting to order at 7:00 p.m. and introduced the Board members. Ms. Ports reviewed the agenda.

**II. Approval of Minutes:** Regular Meeting and Non-public session: August 22, 2023.

**III. Dredge and Fill Applications:**

1. **Town of Bedford** – Review of a request to construct a covered salt shed resulting in 4,950 s.f. of permanent fill, 600 s.f. of temporary fill during construction, and removal of 900 s.f. of fill (from an existing walking path) in a forested wetland at 19 Chubbuck Road, Lots 8-16-121 and 8-4.
2. **Update on New England Power Company Project**

**IV. New Business:**

1. Joppa Farm Field Restoration Presentation
2. Request to accept grant award for Marston-Dunlap Parking Area
3. Request for memorial bench

**V. Old Business:**

1. Updates on previously reviewed projects
2. Marston-Dunlop site walk report
3. Van Loan Bridge

**VI. Pulpit Rock Subcommittee Report**

**VII. Trail Stewards Report**

**VIII. Announcements:**

### **IX. Non-Public Session:**

Per RSA 91-A:3, II(d) for consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

Mr. Sullivan read the Commission's Mission Statement:

The mission of the Bedford, NH Conservation Commission is to protect, preserve and conserve the Town's natural resources and open space land for the common good. This includes stewardship and management of conservation land, protecting wetlands and vernal pools, and the planning and acquisition of land for conservation purposes. The Commission works with landowners to administer State and Town wetlands regulations and advises other Town Boards such as the Planning Board and Zoning Board of Adjustment on environmental impacts and alternative considerations regarding development projects. The Conservation Commission promotes conservation activities and communicates with the citizens of Bedford on important environmental issues. Our motto: *Keeping Bedford Beautiful*.

### **II. Approval of Minutes – Regular Meeting and Nonpublic session: August 22, 2023.**

**MOTION: Mr. Sullivan moved to approve the August 22, 2023 meeting minutes. Ms. Bemiss seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

**MOTION: Ms. Evans moved to approve the nonpublic meeting minutes for the August 22, 2023 meeting. Mr. Sullivan seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

### **III. Dredge and Fill Applications:**

1. **Town of Bedford** – Review of a request to construct a covered salt shed resulting in 4,950 s.f. of permanent fill, 600 s.f. of temporary fill during construction, and removal of 900 s.f. of fill (from an existing walking path) in a forested wetland at 19 Chubbuck Road, Lots 8-16-121 and 8-4.

**Mr. Brian Patinkas of McFarland-Johnson, Inc., and Brian Desfosses of Town of Bedford presented:** So my name is Brian Patinkas. I'm here with McFarland-Johnson. I was in charge of designing the facility. With me is Brian Desfosses with the Town of Bedford, Town Engineer, Assistant Public Works Director. The project is located the northwest side of Town, circled in red here. This is off of Chubbuck Road. So it's at the Town Highway Maintenance facility. It's right down the street from the Transfer Station.

Quick project summary: we're proposing to build a 68- by 94-foot sand storage shed. The existing sand is stored outside of the building, uncovered, so there's a lot of sediment runoff into the wetlands that are adjacent. This is also not in compliance with the MS-4 permit for the Town. You can see an example of the sand shed on the bottom, right there. It should be a pretty similar building to that. On the bottom left, you can see it's a highly developed site, paved loop, the wetlands in the center there that are in question with that tree cover there. Due to the small size of the wetland, its isolated position, history of disturbance, the wetland has limited functions and values.

Now onto the proposed project. As I just mentioned, it's a 68-foot by 94-foot sand shed. You can see there's a culvert that's going to run underneath the building here. This is to make sure the water still flows from this edge of the property down to this culvert down here. We are also proposing to remove the footpath located to the right here and we will recreate some wetlands there. So we're going to move that, the culvert, and there'll be some new wetland that forms there. This location for the sand shed was chosen due to its close proximity to the salt shed. From what I understand, they mix the salt and sand before sending it out in the wintertime, so it's crucial that they're pretty close to each other. We've minimized wetlands as much as we could at this by utilizing this small upland area here. This is actually not wetlands right there. So, we're trying to put the footprint over that as much as we can.

We also looked at several other locations for the sand shed, one being the bottom edge here. And then we also looked at an area up here to the left. But due to the steep slopes, there's more existing wetlands, there's also setbacks that we have to meet that we just wouldn't be able to, especially down here. So that's why we chose here. In terms of wetland impacts, we will be impacting permanently 4,950 square feet of impacts and then 600 square feet of temporary impacts. The permanent impacts are due to the sand shed itself, as well as the grading shown around it. The temporary impacts are due to the culvert underneath, so the inlet and the outlet of it will have some temporary. And then we're also going to have silt fence running around the proposed building and also the new wetland during construction. So, that'll be removed after it's built. And then as I mentioned before, there's going to be some new wetlands that we form in this existing footpath that will be approximately 904 square feet in that area. And then this is a pretty representative photo of the area. It's pretty heavily wooded, so you can't actually see the wetland, but it's probably 5 or 10 feet behind this tree line, the wetland starts.

In terms of other resources, environmentally, the only thing we ran into was rare turtles. And so we worked with Fish and Game. They had no concerns with the project as we proposed it. We just had to add some notes to the construction plans to make sure the contractor is aware of it. Brian, do you want to add anything to the operation side of it?

**Mr. Brian Desfosses presents:** Good evening. Very simply, we feel that this is an opportunity to take what is an existing, not great situation where we have sand open to the elements being rained on and snowed on and bringing it under cover in such a way that we feel like it's much more environmentally responsible. It will be in an area that's basically enclosed on three sides that will still allow our Town employees to access the fourth side and pull sand out as needed to mix with salt to create winter sand so that we can spread it on the roads in Town as snow and ice events occur.

Mr. Patinkas said with that, does anyone have questions about the project?

Ms. Bemiss said first of all, thank you so much for coming. I'd just like to read a summary statement from your report just so that the rest of the Board and the community is aware that the Town of Bedford is not subject to its own ordinances. Therefore, it does not require permission from this Board, and that all recommendations that we make will be considered and passed along, but regardless of any opposition from this Board, they will be able to go forth. I'm just making sure we are all on the same page there. With that said, I do have some questions. What is the size of the current sand lot and can you point that out for people who have not driven up there?

Mr. Patinkas replied actually I think the picture on the cover is better. This is an older area, but I think it's still the same. Sand is stored over here. It should be about the same size of the building, I would think. And the building is going to go right here. It's about 70 by 90 is probably what that pile is.

Ms. Bemiss said so here's my question that maybe everybody else may ask. Why can the new shed not go there? I hate to disturb more wetlands and woods, because once we impact that center island, it's impacted. So why can't the new building go there? Mr. Desfosses replied if you look at the existing footprint, you'll see it's rotated perpendicular to the way that we're currently proposing it. If we were to put something similar sized there, basically it wouldn't fit. We would be trying to approach it from the long side of the building and the way that these buildings are made that long side is a support side. So you have to approach it from the narrow side, as we're currently proposing it. And if you were to try to basically take that area and rotate it 90 degrees, basically we would be impacting wetlands on the backside. So there are wetlands that surround that pile currently. And so unfortunately, on the site there's no free lunch. We would still be impacting wetlands and still be...

Ms. Bemiss asked what would be the size of the wetlands that would be impacted if we put it on that site? Mr. Desfosses replied I can't answer that question right now because I don't believe that they've been flagged or located. Mr. Patinskas said we didn't delineate over there. Ms. Bemiss said my question would be, would it be less than the impact on the proposed site? I'm just looking. That's been the sand storage for years. That's the size that we need. Mr. Desfosses replied right, I can't answer your question here tonight. The way that we as a department looked at this is that we currently have effectively, a wetland that's in two parts if you will. Because they're broken up by a walkway. It's an earthen walkway with a pipe. Similarly, we're basically opening up that walkway area and opening up that pipe and basically moving it downstream a little bit such that; it's basically the same situation, but instead of having one small wetland and one larger wetland, you have two wetlands that are approximately similar size. Ms. Bemiss said somebody else can ask questions. I'm going to pull up some GIS maps.

Mr. Sullivan said one question I had is: just for curiosity, where does the mixing take place? Is that in the beds of the truck? Mr. Desfosses replied no. Typically when you make winter sand, you take a full bucket of sand and you take a corner of the bucket of salt and you mix them together. That typically happens under cover in the salt shed. The reason that you have to put a little bit of salt into the mix is because it'll freeze up on you and get clumpy. If you don't, then it won't go through the spreader efficiently. Mr. Sullivan said so I'd imagine that wouldn't change then regardless of the position of the sand pile. The mixing would still be in the same area. Mr. Desfosses replied that's right. That sand pile is not going to be an area that we load trucks and it's not going to be an area where we mix salt with sand. It's going to be an area that's only for storage of sand. And again, we feel that this is taking an existing, not great situation where it's uncovered and putting it under cover. Mr. Sullivan said thank you. And then, I guess more of a comment instead of a question. Thank you obviously for going to the Fish and Game, etcetera. I do appreciate what you've done with that. I guess just so you're aware, so you can pass it on to people, spotted turtles are definitely in that area. Just going to the Transfer Station a few months ago, there was a roadkill spotted turtle along Chubbuck Road, right in the area of the maintenance facility. So, I think instead of being in the category of oh, maybe it might be in the area, it's definitely they're right in that area. I guess my ask would be, whatever recommendations or whatever you can do, just being aware of that, that this whole area is kind of habitat for spotted turtles and Blanding's turtles. My input would be that this isn't kind of a potential habitat. It's they're definitely in the area. So, if that helps or if that kind of gives you a different perspective, then hopefully you'll keep that in mind. Mr. Desfosses said just a curiosity question. Where exactly was the turtle on Chubbuck? Was it close to this or further [inaudible]? Mr. Sullivan replied yes. So if you look at this slide that's here where it says Bedford Highway Department, and then you come down to the first Chubbuck Road. Where your clicker is, going up to the next one up, like right there on the side of the road. Mr. Desfosses replied thank you.

Ms. Evans said on the new proposal, you said that water flows from the right to the left and you have a culvert going underneath the building. How big is the culvert and is it wide enough to cope with the type of rainstorms that we've had recently? Mr. Patinskas replied correct. Yeah, so we're proposing a 15 inch, which is bigger than what's under the footpath, I believe. The existing one is only 12 inches. Ms. Evans said OK. And that's big enough to cope with three inches of rain? Mr. Patinskas said correct. Ms. Evans said OK. Thank you.

Ms. Ports said I'd like to make a quick clarification that while the application will not go to the Zoning Board, it will go to the Department of Environmental Services. And so this Board will be providing their comments to the DES on their review of the permit.

Ms. Donovan said I have a quick question. What will happen to the existing sand storage area? Will it be put back to wetlands or just left there or what's happening? Mr. Patinskas said so you're referring to the pile here? Ms. Donovan said yes. Mr. Desfosses replied unfortunately my boss, Jeff Foote is on vacation and did not talk to me about this project before he went on vacation. So I am here to obviously support the application, but I did not ask him specifically what was going to happen with that. But I can't really see a need to continue to have it there once this is approved. I would be fine if you wanted to make a motion regarding that. Mr. Clough commented good turtle habitat.

Ms. Bemiss said I'm just looking at the GIS map and I do not see wetlands behind the current salt area. So, I'm just wondering what is there? Do you have anything, Kathleen? Ms. Ports replied I don't. I don't have the topo. That would be the most useful thing to look at. Mr. Clough suggested could you go to Fish and Wildlife Wetlands Mapper. Ms. Ports said no, because that's what shows up on the GIS water bodies. Mr. Desfosses said while they were not delineated, Kathleen and I did look at the site together and I climbed up on the wall and peeked over the side. And there's standing water and ferns all over the place, so I would assume that it's indicative of a wetland. I'm not quite sure what exactly you're looking at, but it's definitely a low area between the sandpile and the road. Ms. Ports said I thought it kind of sloped, kind of this way. That's not north at the top, is it? Mr. Patinskas said north is up, yes. Ms. Ports continued so I kind of thought it might slope a little bit northwest to southeast, just slightly. And it was low on the right side where we looked over, I think. Mr. Desfosses said I think you're right. Mr. Clough said do you think the wetlands behind the existing sandpile, do you think that's a function of the sandpile? Ms. Ports replied no, I don't think so. It's pretty wet everywhere out there. This site is just sort of squeezed in between all the onsite wetlands. I don't know what value there would be in protecting—if it was wetland, I would think that the bigger wetland was more valuable, although it is surrounded by—everything is surrounded by pavement.

Mr. Desfosses said I will just say for the record, I'm not 100 percent convinced that this wasn't a created wetland, considering over the years how much pavement and earth moving and things have happened. I realize that the flow of the water is a certain way, but that wetland could have gotten larger as a result of filling and paving and creating this oval roadway that surrounds this wetland at this point. So I'm not sure what you're looking at is completely 100 percent natural, I guess. Mr. Sullivan said one more question that I would have is: I'm sure you've thought of every possibility for placement, et cetera, much more than I could just looking at a map here, but where these trucks are parked kind of next to the sand pile three and then three further down? Would that be potentially an area to kind of carve out a little bit of that parking lot, make the shed there and then turn where the current sand is into a parking area for trucks instead? Mr. Sullivan said I think this was wet here too, wasn't it? I never walked out in this area, but this area is low, too. Even not really kind of minimally impacting that, but essentially if you're looking for approaching it from the long access instead of having the two sheds perpendicular, you just have them

parallel. Mr. Desfosses said it is problematic when they're trying to park very large trucks and have room for iron and other equipment. I could tell you that my folks still feel that the site is somewhat undersized for our needs and I think removing that area of parking would be problematic for our daily operations. These vehicles are very, very large. And so when we're trying to turn them, especially during snow events and when you have snowbanks, and of course our folks are sort of first responders, they're getting out there early in the storm and trying to make sure the roads are safe for all of us to travel. They do need to have room to negotiate. And as winter goes on, things get narrower and smaller. Ms. Sullivan said that's a good point.

Ms. Smith said back to the turtles and then one other thing. Are there rare species that are going to be impacted? Mr. Patinskas replied there's potential for Blanding's and spotted, yes. Mr. Sullivan explained the spotted are threatened in the state and then Blanding's are endangered in the state. Ms. Smith continued also on species, I read somewhere about bats in the area. This might be in a place where bats live. Have we seen that anywhere, or? Mr. Patinskas replied potentially there could be, but if we limit the tree clearing to certain times of year like I think was mentioned in the report, it's OK. Mr. Sullivan said probably the bats, if anything, they're probably in a lot of these dead trees that are kind of in a different area. Ms. Smith said OK. Thanks.

Ms. Bemiss said today when I went up, there were fire trucks parked there. Is that a usual thing? Mr. Desfosses replied I have seen fire trucks out there every time I've been out there. What the formal agreement is, if there is one, I haven't asked that question yet. Ms. Ports said it might be that they're awaiting maintenance. I know that there have been issues with getting parts. So it might be parked and waiting for a part to come in. Mr. Desfosses said that's an excellent point, Kathleen. I do know that our maintenance shed takes care of the police and fire vehicles, in addition to the public works. Ms. Bemiss said and then two other quick things. One is I would be interested to see in the historic minutes, whether this island was created to mitigate destruction of previous wetlands. Because there's a reason that island's in the middle there. So, I think we need to look at some historical information there. And also, I know there are future plans for this area and I would be interested to see where this shed falls within future plans. Mr. Desfosses replied I have not heard that. Could you be slightly more specific about what you're talking about? Ms. Bemiss said future plans—oh, there are a lot of plans up there in terms of increasing the DPW space, changing it, having sleeping quarters. There's a big facilities plan that has been discussed. It's available online, up there. So, I think before we go full force into construction, we might want to figure out what else is going up there. So, from my perspective, I need a little more information.

Mr. Clough asked is that in the Capital Improvements Plan? Ms. Bemiss replied yes, it's in the Facilities Plan that's online. If you go on the website, I think the date was maybe 2018/19/20-ish. It talks about all the facilities within the Town and the things that need to be done within each. And there were quite a few topics for the DPW.

Mr. Clough said I have one more question. There was a wetlands delineation done and I'm assuming it was done by Army Corps of Engineers standards for NH DES. But you kind of didn't go over that and you didn't present anything to the... Mr. Patinskas replied yes, it was done by Sanford Survey. They do a lot of work in Town. They do follow the standards. Yes, I think we have a wetland stamp on here, too. Mr. Clough said yeah, did they do a cursory inventory of any reptiles or amphibians? Mr. Patinskas replied they would not have, no.

Ms. Ports said the permit application identified the primary value of the wetland as flood storage, or water storage. The notes with Fish and Game indicated that it's not often ponded. Although it was ponded when

I visited the site last week. And so, for that reason, the lack of ponding made it less suitable as turtle habitat. There are tributaries to the west of the parking areas that flow into Riddle Brook, which is south, and so those areas are probably more of the turtle habitat area. Mr. Clough said thank you.

Ms. Bemiss said I just want to say thank you. I know this is awkward, especially since it wasn't your plan. Chair Grogan asked would someone like to make a motion? Ms. Bemiss asked do we have to make a motion to approve or deny, or can we table it for more information? Ms. Ports said typically you could table it and ask more questions. You could recommend approval with satisfactory responses to remaining questions, and you could identify what those questions are. But you could table it, although next month is a workshop. Ms. Bemiss asked when do you anticipate beginning construction? Mr. Desfosses replied I'm not sure how that falls on the schedule and whether we're going to be able to get the unit in time, to be honest, considering the world has changed since COVID. So, lead times on things sometimes go awry but in a perfect world I would like it to be covered before we get into winter. I think the sooner that we cover the sand pile and prevent further erosion out there, the better off we will be.

Ms. Ports asked Brian, do you know how long it takes to assemble something like this? Mr. Patinskas replied I imagine it must go together pretty fast. It's just concrete blocks. Probably a month for the whole project. Ms. Bemiss asked is it movable? Since it's just concrete blocks and goes together? Mr. Clough commented massive concrete blocks. Mr. Desfosses said well, the concrete blocks aren't really what I'm concerned about. It's the picture on the right. You can see the fabric on the top. That's what I'm worried about. The concrete blocks and the pavement and stuff, we could do quickly. Typically, Thanksgiving would be about the end of the construction season roughly. I would think at a minimum, maybe we could pull some tarps over it during the winter if the fabric isn't here. But I would like to get the site together and stabilize before winter, if possible.

Mr. Sullivan said Kathleen, do we have someone from Fish and Game at the workshop or is that a plan that's changed? Ms. Ports replied it's potentially changed, yes. We could resume the application before the workshop if we wanted to. And I think we if we did that, we should ask some very specific questions that we want answered so that we can be efficient.

Ms. Evans said I think I'd like to know the impact if it was where the existing one was, but turned to 90 degrees, like in what square footage impact that would have on a wetland and the quality of that wetland as opposed to cutting the existing central piece in half. And if there's any obstacles to actually doing that, like from a building perspective. Ms. Ports asked is this the only style? You can't have a perpendicular or a long end open to fit over what's there now? Mr. Desfosses replied it's very structurally inefficient. You'd need to have very large supports to support something that's 72 feet long. Ms. Ports said oh, right. Yes, of course. Ms. Bemiss said that looks like it's double what the size is that we currently have, in terms of size and dimension. Ms. Ports said for the salt shed? It looks similar to me. That thing is huge out there. Mr. Patinskas said this is the representative photo, so this is not the model they're getting. Ms. Bemiss said OK.

Chair Grogan said well, I think that after the items that Kathleen brought up, I would like to do a little more research on this and possibly table it for now. Ms. Ports asked can you identify what questions you'd like answered? Chair Grogan said the other construction that possibly will be going on over there. Areas are affected over there. Ms. Evans added and how likely that construction is to go ahead. I know it's a plan, but... Ms. Bemiss added like what is the timeline? If that goes forward, will we take out the entire center island at some point? Was that center island part of a mitigation plan, originally? I have lots of questions. What size is the current salt shed? Ms. Ports said I would imagine that it's not a mitigation site.

It's paved that way to avoid that wetland, the way the site is set up. Because that's not necessarily an efficient setup, right? Mr. Desfosses said my guess is this has been added on through the years piece meal. Ms. Bemiss said this is like 1940s house and you add on the bedroom and then the bathroom. It originally was just that one building and then salt was left out and it was in a different place and the salt contaminated Riddle Brook. So that's why they have the salt shed that they currently have. So there are a lot of things that have gone on up there. I just want to make sure we're doing the best we can for that site. Ms. Ports said another thought is any future plans and improvements you could kind of establish this expectation that you're going to want to see some stormwater improvements, which don't exist there now. And so maybe that's another way to focus or address some of your concerns in the future? And we could be a little bit more proactive in whatever is proposed. Ms. Bemiss said but given that the Town doesn't have to follow the normal ordinances, so any stipulations that we put on them like that don't necessarily hold. Ms. Ports said it we would have to meet stormwater improvement.

Mr. Desfosses said Kathleen, let's be honest here. I mean, we work for the Town. The Town employees want the Town to be as nice as it can, too. We're not the enemy of wetlands. We're not trying to destroy anything. We are trying to make sure that we can protect the public and deal with public safety from a road treatment standpoint and at the same time, I'd like to think that we're good stewards of the environment. We want to continue to do that. Anything that we can do, you have constructive criticism. We're definitely open to that, but what we feel, we're trying to do a good thing for the Town, preventing future erosion from or continued erosion, I should say, from the sand pile and do something that makes sense from operations. Keeping in mind that we have people that have incredibly hard jobs to do in the middle of the night when we're all sleeping. We take for granted a lot of things, like the fact that we're going to be able to get up and go to work and the roads are going to be safe. I want to make sure that that our folks have the things that they need to be able to do their job efficiently. Ms. Bemiss said right. And I apologize if I appear to be negative. I just always have questions. It's not just of you. Mr. Desfosses replied I can appreciate that, but I just don't want the perfect to be the enemy of the good either.

Ms. Evans said could I ask, would it be possible to get the answers to the questions we've raised sooner than the next meeting so that at the next meeting, we've had those questions answered and we can make a quick decision at the start of October rather than further discussion, more questions? Ms. Ports replied yes, you can. Someone can make a motion to recommend approval and you could take a vote and see what happens. Chair Grogan said OK, I'll make the motions. Is that OK? Either way, we're going to vote either way, recommend or not recommend. We'll do it.

Mr. Clough said I would also like to add that I've had 35 years' experience in wetlands. And what they're presenting, I think they've gone to the greatest possible effort to do this correctly. Every wetland I've seen like this that's isolated and surrounded by pavement is typically low quality. So, the only thing I would add is I think we would be tending to delay what shouldn't be delayed, right now, given that we're heading into the winter and knowing how long construction takes. So, for what it's worth, I think I would give this a thumbs up.

Chair Grogan appointed Ms. Smith to vote in the absence of Vice Chair Jones.

**MOTION Chair Grogan moves the Conservation Commission recommends the NHDES approval of the Town of Bedford's request for a minimum impact permit for the construction of a covered sand shed at 19 Chubuck Road, Lots 8-4 and 8-16-121.**

**Mr. Clough seconded the motion. Vote taken: 4 to 3. Motion passes.**

Chair Grogan said there you go. Mr. Patinskas and Mr. Desfosses each said thank you very much.

## 2. Update on New England Power Company Project

Ms. Ports said just a quick update. I did receive a permit by notification from New England Power Company. They are repairing failed primer and sealer on the base of their towers and mostly it's just involving vegetation clearing around the tower base. But in a few places, they have to put in those mats that you probably can see around Town now, that lets them drive over the wetlands. And I didn't calculate the total amount of wetland impact, but there's a whole full page of turtles and snake minimization and avoidance measures. And we don't comment on a permit by notification. I just wanted you to know that that's another project that's out there. There's quite a bit going on in the utility quarters right now. Any questions about that? There were no questions.

## IV. New Business:

### 1. Joppa Farm Field Restoration Presentation

**Mr. Mark Nicklin, Board Member, Joppa Hill Farm presents:** Good evening. My name is Mark Nicklin. I am owner of Country View Landscaping and a Board member at the Educational Farm at Joppa Hill. My task at the farm is I am in charge of maintenance and construction at the farm. What I'd like to discuss is clearing along our existing fence lines on the perimeter of all of our animal pastures. When the fences were installed a while back, they were of high quality, built to last, which they have done with very little maintenance. So what I am proposing or would like to propose is we'd like to forestry mow a 10-foot area around all the fences that we have on the property. And if you don't know what forestry mowing is, basically it's specialized equipment usually is mounted on an excavator or a skid steer, and basically what it does is mulches all the existing vegetation, trees, brush, right in place and then what it will give us is the ability to use more traditional mowing like a brush hog or just a regular mower or stuff like that.

So what is the benefit of it? It is to protect all the infrastructure that we already have in place, all the fencing. Keep out a lot of the predator animals and stuff around there. Also, try to keep the evasive plants that have overcome and overtaken the fence line and basically overall just to open up to the public so that they can have better use to it. All the fields that we have at the farm are slowly shrinking because of the lack of maintenance. Kathleen, I guess can you show some of the pictures? Please bear with me. Ms. Ports said so this is the old field at the border between... That's just sort of a scenic view. This is at the edge of one of the fields and you can kind of see behind this kiosk sign how the vegetation encroaches into the field. It's not the best photo, but I'm guessing that's probably bittersweet behind it, which is really common around a lot of the field openings. Mr. Nicklin said and that is the intersection of what used to be called the Old Mail Road and Amherst's Field is down below.

This is some of the examples that I've done. This is one of our customers up in Moultonborough, New Hampshire. We do a lot of this mowing for obviously the view. This is a customer that we just did two weeks ago. Again, another enhancement. If you notice that everything that was cut there, if you see the debris on the ground, that's what the finished product basically looks like when we're done. And then all the regular grass and so forth will just grow up through it. Usually though, we tell all the customers that we do this for, if you invest in it, you have to come up with a maintenance program afterwards to make the investment worth it. In our case, at the farm, if we did all the mowing with the forestry mowing, we would just use our brush hog and traditional weed whacking and stuff like that to continue to maintain it.

This is a right of way we did, a power line right of way up in Guilford, New Hampshire. So this is just kind of to give you an idea what we'd like to do around all the pastures and stuff like that. Since I've joined the Board, there's been no maintenance program that was put in place to protect the fence. So, if anybody's been out to the farm, you can see a lot of our fence is disappearing rapidly. Again, just examples of places we've done.

Ms. Ports said maybe go back to the overview map, the third slide. Maybe point out the areas that you think are the priorities. Mr. Nicklin said just let me grab my bearing here for a second. There's the farm itself, or the barn. This is what we call our cow pasture up back. This one right now with the fence right there, you can't even walk around the backside of the fence at all. Predators, we found all kinds of coyotes and whatever. It's very easy for them to jump the fence now. We do have animals in this during the summer. That one needs a lot of work to go around. This one is what we call our horse pasture. This is Joppa Hill Road. The backside of it is full of evasive plants and stuff like that. Kathleen and I've discussed, once we have it mowed, to try to spray along the fence line. And then again, like I said, we can mow more traditionally. Our alpaca field right here, three sides of it are in great shape. We maintain it just using just traditional stuff right now, and Kathleen and I are going to try to start a spraying program just along the initial fence line. On the backside of it needs a little bit of work. We have another pasture. Right here is another one where we winter our cows. And when you walk the path between our farm and heading down towards Amherst, at one time, that was all wide open. We'd like to be able to go in there and obviously mow around at least three sides of that and then work on the backside later on.

So that's basically what we'd like to, and again, the horse along Joppa Hill Road. We'd like to trim that, but that's the best out of all of them. There's not a whole lot to do there. It's a lot of hand work. Ms. Ports said and Mark is obviously focused on the farm's needs, but the Town is also required to maintain the open fields. And so there's the old fields, which are the two on the left side of the photo that straddle the Bedford-Amherst line. And then we've also been talking about a potential future project of a potentially an ADU or accessible trail to the farm pond with an ADA fishing pier. And so running it along the fence line so that we're not losing any of those hay fields was sort of the vision that we had. But there's a lot of clearing to do to be able to do that. I think that even not just considering the farm, but potentially considering other areas on the farm, might be worthwhile for this treatment. Mr. Nicklin continued and that's the pond right there that we were discussing. That was the road that we had discussed putting possibly in the future putting a gravel road all the way down to the pond.

Ms. Evans said Can I ask a question. Between the horse pasture and what you called the cow pasture, I believe there's a trail that goes along that fence line in between. You mentioned spraying. How would that impact the use of the trail? Mr. Nicklin replied we're actually only talking about spraying 6 inches on fence line. So once we do all the work of actually getting the vegetation under control, the easiest way to do it is either weed whacking or a small spray line. We'd work with Kathleen on that. This year we had gotten our alpaca field, we weed whacked the entire thing. It took us probably a week and a half to do it. It'd be a lot easier just to spray that initial part. So, really we shouldn't impact anything. Ms. Evans said thank you. Ms. Ports said if we do any sort of invasive plant treatment out there, we would have some sort of notification plan to the public. Ms. Evans said OK. Thank you.

Mr. Sullivan said I have a question. For the treatment, it sounds like this would also kind of be along some areas that are used as walking paths. Is that correct? Mr. Nicklin replied the dark area right here, that is the pathway that runs up and then eventually goes—that's part of the loop, I guess you would call it. I experimented with that last year under Kathleen. We went up there and mowed a little bit of that. We'd like to keep that mowed as well. This side, where the cursor is right now, if you walk up there right now,

that's what we call our summer cow pasture, and you can see right into it. But on the other side is where it's very evasive. It's very out of control. I'd like to take it back to the stone wall. So, basically from Joppa Hill Road, you'd be able to see right straight through all the way to the back. Mr. Sullivan said the reason I mentioned that is when you were talking about the benefits, I think one of the benefits would be tick control—especially for any area that's used by the public for walking and getting around. The picture you showed with a nice, tall vegetation and animals, including deer, et cetera, that's just going to have a whole bunch of ticks. So, if we're looking at kind of making the farm accessible to families, individuals, and trying to make sure people can have a good experience without a potentially getting some of these tick-borne diseases down the road, I think simple brush control is a great way to mitigate and manage for that.

Ms. Smith said where you said spraying, what do you use to spray? Mr. Nicklin said I would defer that to Kathleen. Ms. Ports said I couldn't tell you off the top of my head. It depends on what kind of spraying you're doing. If you're doing cut stumps and it's a direct application, that's one treatment versus spraying a pathway that's another, you might use a backpack sprayer for that. And so I actually have my pesticide applicator license. I have no practical experience, so I wouldn't do it without a partnership either with the State or with UNH Cooperative Extension. The forester there, Mike Gagnon, lives in Bedford and he's been out here to look at some options for invasive species management. So we would come up with a plan together. Mr. Nicklin said the benefit of mulching everything first is you could cut down what you need to actually manage it. If you started where everything's 5 to 6 feet tall, obviously you have to apply so much to get it down. That's why, like I said, the machine we use would just mulch it right down. It looks kind of like bark mulch—really dirty bark mulch when we're done. Ms. Smith said thank you.

Ms. Ports asked do you want to talk about cost? Mr. Nicklin replied sure. The machine that we own and it's kind of an industry standard, is approximately about \$1500 a day for the machine. I did some quick math. The farm itself and possibly doing some work across the street that Kathleen talked about, we're probably looking at a budget of about \$25,000 to about \$30,000. But again, once you get it done, the maintenance of it falls back on the farm. We can easily handle it with the equipment we have. The piece across the street is something different. Ms. Ports said I think what we're looking for tonight is just interest or support. Is this a good idea? Should we talk to the farm about pursuing potentially a partnership? I'd have to look at the farm lease agreement and try to figure out is this our underlying obligation or is it the farms obligation? But it is a financial—it's a lot of money, so ideally we might be able to partner on it.

Chair Grogan asked can you explain to me the difference between regular mowing and whatever you—I don't know what you said. Mr. Nicklin replied OK, so forestry mowing—basically it is mowing the forest. So, like you watch them mow the side of the road. The machine I have can take up to an 8-inch tree. We grind it. We take the top off and grind it and it turns it into bark mulch. Regular brush hog mowing is more geared towards one-inch saplings to grass. Like a lot of the lower pastures, we just go out there and we brush hog it, not specialty. The farm owns that and stuff like that. So, there's other machines... you can get a much bigger machine, but the impact, mine is on rubber tracks, so pretty much everywhere we go, our impact is a lot smaller. We can get into areas that are wet or damp versus a bigger machine is just going to sink. They're mounted on an excavator is what it's mounted on.

Ms. Bemiss said in terms of, I'm thinking about the recent article that I read about the bats and their need. Do we have any—you said it can cut down trees, are we cut cutting down anything that... Mr. Nicklin replied so again, if you go back in history, all the pastures and stuff like that were surrounded by stone walls. The growth probably when I was a kid, it was more open, so probably in the last 35 years, a lot of the stuff that I'd like to trim is probably in the anywhere from an inch to up to 6 or 8 inches. And basically

it's what's grown along the walls. We're not looking to take down any of the big trees or stuff like that. We just want to highlight and make it accessible for people to get around as well as us to get around and maintain the fence. Some of the areas like on the backside of what I call the cow pasture, the evasive plants have taken over the fence. You can't even see the fence anymore. And when they installed the fence, they pulled it away from the stone walls on purpose, but never maintain that little corridor that they created. Ms. Bemiss asked and the farm doesn't have the funds to cover this? Mr. Nicklin replied we were looking, like I said, to partnership up. Kathleen and I met with various agencies. We talked to USDA. They no longer want to invest in it because they said they're return, pretty much everybody does it, but nobody maintains it. So they weren't very interested in it. They are interested if we had the fields under control, to possibly better seeding and fertilizing programs and stuff like that. Ms. Ports added they would provide, potentially grant funding for that, but we did have site walk with NRCS and somebody else... Mr. Nicklin said UNH came out and the forester came out. Basically what happens is they said in the past people do it and then they don't maintain it, so they're like well, we'd rather invest in something else.

Ms. Ports said so you don't need to make a decision tonight. We can do some more research or thinking. Ms. Evans said I think it would be helpful to have that information on the lease and exactly whose financial obligation it is before we discuss what we do or don't want to do. Chair Grogan added and maybe ask if they'll split it with us. Mr. Nicklin said OK. We have our Board meeting the first Thursday of October. So I will obviously update them that I met with you guys and we can discuss that at that point too. I was telling Kathleen today the best time to do this for everybody's money is when the leaves disappear. So November, December, January, if we have very little snowfall, we can do it up to about a foot of snow. The more I can see, the faster it goes or anybody that runs the machine, it just goes so much faster.

Chair Grogan said so after you do that, forestry mowing... Mr. Nicklin said I'll show you a picture if I'm the last one, I don't know if there's somebody else on, but I can show you a picture. Chair Grogan continued after you do that, then can you maintain it with a regular mower? Mr. Nicklin said yeah, we would use our brush hog. Like I said, any customer that we do it for, we try to set them up on a maintenance program. Like this property up there in Moultonborough, we go up there every two years and we use our tractor now instead of the forestry mower. So anybody that we talk them into it, we try to back it up with a maintenance program. Because if not, it will just grow back. It's like mowing weeds. Chair Grogan said Right. Throwing our money away. Ms. Ports said the old fields are brush hogged every two to three years. Mr. Nicklin said we can go back to the map. So, if anybody is familiar with the field, any place that we have fenced in right now and have animals in there, we mow them twice a year. Whatever the animals don't eat, we obviously mow down. Right now we are in the process. This is the field that we call, behind the cottage. These are the ball fields right now. We're in the process right now of basically getting that on a mowing program. When I came on the Board, this hadn't been mowed in probably four or five years. We mowed some of the bigger trees down and now we can just mow it with our brush hog. We hoped, and maybe next year or the year after, we're going to have animals down there and we're going to try to create a pathway so that people can walk the entire perimeter. They can come down the trail, walk in here and basically we want to be able to have people be able to walk around our fields all the way around so that they can see the animals.

Chair Grogan asked who's mowing the sports field now? Mr. Nicklin replied that's part of the Town. Ms. Ports said the Town does that. Mr. Nicklin said our, so to speak property line, if you want to call it, ends right here. Chair Grogan said oh, we don't own that, yeah. OK. Mr. Nicklin said Kathleen and I've talked about possibly putting a walking path between the two so that people can come up and continue just more hiking and whatnot.

Ms. Bemiss said first of all, I think that you at Joppa Hill do an amazing job. Mr. Nicklin said thank you. Ms. Bemiss continued they've become so financially sound in the last however many years, they've really come a long way, so phenomenal. Second, I just want to plug composting. People compost because they're going to be putting some compost on the fields at Joppa Hill and trying out the compost that we're doing at the transfer station. See how that goes. So that's amazing. Third, do we have goats? Because I've heard goats are great at this kind of thing. Mr. Nicklin replied so we do. Some of the stuff we have is beyond goats. Ms. Bemiss said but I mean for maintenance. Mr. Nicklin said yeah, like in this lower field, so if you start at Joppa Hill and work towards the back trail, the grass goes from better quality to brush. So, what our plan is: the first paddock we make down there will probably be in the goats and let the goats turn it back to grass. The more you mow, the more the grass comes back. The faster it comes back. This has already been a huge improvement since last year. If you walk by there. But now it's time. We're just going to mow it more often, and it will come back. Any other questions? There were no further questions.

## 2. Request to accept grant award for Marston-Dunlap Parking Area

Ms. Ports said OK, I believe I told you that we were submitting an RTP Grant request for a parking area at Morrison Dunlap and I found out that we were awarded the grant. We did not get the entire amount that we asked for and so as a result, if you look at the table in front of you, you can see that we had originally proposed \$5,600 that would be cash match. And then \$4,700, that would be like a labor match or supplies or materials. If the total cost remains the same, then the percentage that we'd have to make up, we'd have to make up another basically another \$5,600. So we could need to spend up to \$11,500 from the Conservation Fund to build this parking lot. The projected cost included a 10% contingency, so it's not a guarantee that that's the cost. It could be less. This is for 10 parking spots, including two handicapped parking spots, and so we could also look at building something slightly smaller so that our match is less. But if the total cost goes down, then the amount they're going to give us goes down as well, potentially. Do you know what I'm saying?

Ms. Evans said can I ask what the rationale was for two handicapped parking spots there? Ms. Ports replied no, and I'd have to look to make sure it's two and not one. We talked about if we did a full-size parking lot that we could have handicap accessible parking, maybe even towards the back with a little pull-out picnic area and maybe some information kiosks so that it was not just a parking lot, but sort of an amenity and a reason to go there. Because you're right, once you're there, anyone who requires a handicap parking is probably not going to be able to navigate those trails very well. And so if we decide to move forward and accept the proposal, it would go to the Town Council for the grant, to officially accept the grant award. The work would happen between June and December of next year. And we would create an RFP and have a contractor—we'd probably have an on-call contractor do our final design for us and then we would bid out the work.

Ms. Bemiss asked if you bring it to the Town Council, it's to accept the grant and then the anticipation would be that the \$16,000 for the remainder comes out of Conservation funds? Ms. Ports replied well, the soft cost—a project like this would require a Town engineering oversight, and so that would be provided through one of our Town employees. So that would not have to be paid by the Conservation Commission. Up to \$11,500 would need to be authorized. So I think what I was suggesting that you authorize the expenditure of up to that amount. But we could revisit that expenditure after we have the final design and we know what the actual cost is going to be.

Ms. Evans asked if the final cost is more than \$51,900, do we get more from the grant or is that capped? Ms. Ports said no. Ms. Evans said OK. Thank you.

Chair Grogan said OK, so we'll need a motion to recommend that Town Council accept the grant. Mr. Killian said just a quick question. So we're going to potentially put a parking lot there, and then we also want to discourage the public from accessing the area for the preservation of the site? Ms. Ports said I didn't bring a good map, but if you're on Wallace Road, and you're familiar with the Marston House on the right, the Victorian home close to the road, and then on the left there's a barn. To the north, there's an opening where we did the debris clean up last year. That's where the parking lot would go. There are existing trails on the Marston property now. So on the south side of the parking lot, we've kind of blazed a pathway that would lead from the parking lot down to the trail. So you would go south and west. And we would have some sort of barrier, either fence or rocks, to prevent any direct access into the homestead site. Mr. Killian said OK, so we're committed to the trail system one way or the other and the parking lot really is kind of the final piece of that puzzle. Makes sense. Ms. Ports said yes.

**MOTION: Ms. Evans moved the Conservation Commission recommend to the Town Council that they accept the grant award of \$35,599.02 for the construction of a trailhead parking area at the Marston Dunlop Conservation Area and the Commission authorize the expenditure of up to \$11,500 from the Conservation Fund to provide the required grant match toward the construction of the parking area. Ms. Bemiss duly seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

### 3. Request for memorial bench

Chair Grogan said we have our memorial bench. It's so cute. I vote yes, right where they want it. Ms. Ports said we can go right to the motion. Ms. Bemiss said wait, I think you should actually read it out loud so that the public knows what we're talking about, because I think that we should give honor to this little puppy. Ms. Ports said OK, so we've had a request to install a memorial bench at the Joppa Hill Farm, which was the favorite place for Emmett, the seven-pound Yorkie, to hike. His owners estimate that they made over 1,000 trips to the property. He was a family dog, and the parents still live here in Bedford. The children are all grown and have moved away. And oh gosh, I hope they're not watching. We'd like to make this a Christmas gift. Chair Grogan said surprise! Ms. Ports continued and so it's a fully recycled plastic bench and it would be engraved with an inscription: in loving memory of Emmett Muppy Saldo, a perfect dog with little legs. He always enjoyed a rest here. Or a perfect dog whose favorite place was Joppa Hill. And they were thinking that they would put it, if you're looking at the map in front of you, on the way from the old fields up to the corner of the red is a pretty good long grade, and so about halfway there. That way, their parents, who still frequent the property can remember their beloved puppy. So the question, I guess, would be twofold. Do you like this style and design of what they're proposing? Chair Grogan said it's very nice. Ms. Ports continued and do you guys have a preferred inscription? Ms. Bemiss said no, I like theirs. Ms. Evans said I like the first one, yes. Ms. Ports asked the first one? Chair Grogan said the first one and where they would like to place it. Ms. Ports said OK.

**MOTION: Ms. Evans moved the Conservation Commission accept the recommendation to accept a donation of a memorial bench for Emmett, the seven pound Yorkie, and that it is placed halfway up the point on the hills, which Kathleen Ports will advise on, and the inscription is as the family would wish, In loving memory of Emmett Muppy Saldo, the perfect dog with little legs who always enjoyed a rest here. Mr. Sullivan seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

Ms. Bemiss said thank you for the bench and thank you, Emmett. Ms. Ports said I think that'll be a good spot, actually, because the little kids don't like that hill either.

**V. Old Business:**

1. Updates on previously reviewed projects

Ms. Ports said a few quick updates. On August 22nd, the Commission heard an application from the McCarthy Trust for an in-ground pool within 29 feet of the edge of wetland where 50 feet is required. That was the 59 Whippoorwill application. It was approved by the Zoning Board at their September 19th meeting. At the same meeting, they also approved the request from the McLaughlins for the expansion of a carport within 35 feet of the edge of the wetlands, where 50 feet is required. We've had a couple of recent violations. I'm happy to report that both properties have responded favorably and timely and have hired wetland scientists and are planning to present their restoration plans for your review and approval at a future meeting.

2. Marston-Dunlap site walk report

Ms. Ports said I should have asked one of you guys to do this. I'm so sorry. Does anybody want to give a brief chat about the site walk? Feelings, thoughts, impressions? Mr. Killian said it was fun. Ms. Ports agreed, it was fun. And so the recommendation coming out of the site walk was that we maybe consider doing a preservation plan. What that does is sort of establish how and what we want to preserve versus open to the public, or under what scenarios do we open something to the public. It was really interesting to note that there's probably other additional sites out there that weren't captured by the study because we did ask them specifically to focus in two areas. They recommended that the Historic Society who had been excavating, one alternative to the excavation would be for them to continue their surface exploration and mapping. And so I think that's a kind of a nice compromise for them. We do have a request from the Historic Society, that that they be allowed to remove the plow, which was partially excavated last year. They would really like to have it in their museum so we have a request for removal of the plow. The idea of forming this preservation plan, and if you guys are supportive of the preservation plan, I think it should be sort of a little subgroup, maybe with the Historic Society, PLC. And I would love to have some representation from this Commission on that group as well. Chair Grogan said OK. Are there any questions for Kathleen?

Ms. Evans asked can I just ask for clarification? The Historical Society is removing the plow, and they're going to do that and accept the cost? Or are they are asking us to... Ms. Ports replied no, no, they'll do it. Ms. Evans said OK, thank you.

Ms. Bemiss asked do they have room to store things like that? And are they cataloging things? Ms. Ports replied they are cataloging and they will photograph it in its context before it's officially removed. They did remove a sickle mower from Pulpit Rock in the past and then put an interpretive panel there so we could do something similar, although at this time we're not really planning on opening this area up to the public. And I believe they talked about either putting it inside the garage, I think is what they call it, or as an outdoor display. Chair Grogan said OK, we'll need a motion to remove the plow and place it with the Bedford Historical Society Museum.

**MOTION: Ms. Bemiss moved the Conservation Commission allow the removal of the plow artifact from within the homestead sensitivity area at the Marston Dunlap Conservation Area, subject to approval by our easement holder PLC and the provision of interpretive information in the event the Homestead is open to the public for viewing. Ms. Smith seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

### 3. Van Loan Bridge

Ms. Ports said yes, just quickly, I'm still working on it. I did meet with the specialty logger, and he didn't feel like it was a viable option to try to reconstruct what was there now. So, I'm looking at the possibility of a telephone pole bridge and Brian is helping me with some connections on that. And I'm also, actually my most recent thought was to do a design build RFP for a rope suspension bridge. I don't know if that's going to be feasible either, because you need quite a bit of force to support that suspension, and I don't know how you get that installed. So that's another option that we could pursue. Or I could just go to DES and say, look, we've tried everything. Can we have our pier in the channel?

### VI. Pulpit Rock Subcommittee Report

Chair Grogan asked Deborah, do you have a report for us? Ms. Ports said no, she doesn't. The signs that you guys purchased in May are installed at Pulpit Rock. You should go take a hike and check them out.

### VII. Trail Stewards Report

Ms. Ports said we just completed a bunch of work at Legacy Park. The boys cross country running team has volunteered for the past six Mondays from an hour after their practice is over, to place material on the trail and on the wettest, soggiest parts. They have a race there tomorrow. I really want to thank Department of Public Works who provided all the material. They made a delivery at the base of the hill below the soccer fields, and the boys donated their time and wheelbarrows and shovels and physical labor to get that material spread. So it's looking good. There's a lot more to do, but it looks really good and that'll be a great jump for the ski trails this winter as well.

### VIII. Announcements:

**The Big Read:** Ms. Ports said we had 27 people at the Black Bear Happenings Workshop at the Library. It was awesome. It was very fun to see that many people there. Our next event will be a live animal demonstration at the Library, October 21st. There'll be two sessions. I believe it's 10-12 or 11-12 and 12-1, something in in that neighborhood. You can register on the Library website.

**Sky Watch:** Chair Grogan said there will be a Sky Watch at the Benedictine park presented by the Astronomical Society on November 6th.

**Public Session on Housing:** The Town is hosting a public session on housing at the Bedford High School on November 14th. If you have not already completed the housing survey, please find a link on the Town Planning Department website on the top, left column. You should go to that. We had a preliminary one and it was very interesting.

Ms. Bemiss said about the housing survey, it's really important that everybody participate. Whether you're 18 and living at home or you're 65 and living in over 55 housing, the Town just really wants to hear

what people are feeling we need more of or less of within the Community. It's a short survey. Go do it, and it will help everybody.

Ms. Ports said prospective buyers are also one of the categories as well as businesses and developers. There's different surveys for each individual. Mr. Clough asked is that on the main page of the Town website? Ms. Ports replied if you're on the Planning Department website and you're looking at the screen, top left, there's a housing and it'll take you to the housing landing page and there'll be a survey link there. There's a QR code around on postcards, too. You can just scan and it takes you right to the survey.

#### **IX. Non-Public Session:**

Per RSA 91-A:3, II(d) for consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

**MOTION: made by Ms. Evans to go into nonpublic session per RSA 91-A:3, II(d) for consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. Mr. Sullivan duly seconded the motion. Roll Call vote taken: Chair Grogan, Ms. Smith, Mr. Sullivan, Ms. Donovan, Ms. Bemiss, Ms. Evans, Mr. Clough, Mr. Killian, Mr. Labrie, all voted in favor. Unanimous. Motion carried.**

The Commission moves to nonpublic session. The public portion of the meeting ended at 8:23 p.m.

**MOTION was made by Ms. Bemiss to leave nonpublic session at 8:29pm. Mr. Sullivan seconded the motion. Roll Call vote taken: Chair Grogan, Ms. Smith, Mr. Sullivan, Ms. Donovan, Ms. Bemiss, Ms. Evans, Mr. Clough, Mr. Killian, Mr. Labrie, all voted in favor. Unanimous. Motion carried.**

#### **VI. Adjourn**

**MOTION to adjourn was made by Ms. Bemiss at 8:30 pm. Ms. Evans duly seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

The next meeting, a Workshop, will be held on October 24, 2023.

Respectfully submitted by Sue Forcier