



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Conservation Commission

March 13, 2025 7:00 PM

Town Hall Auditorium

DRAFT MEETING MINUTES

Present: Ellen Snyder (Chair), David Bell, Tom Jones, Jeff Goldknopf, Zack Angelini (Alternate), Jessica Cann (Alternate), Colin Lawson (Alternate), Emma Fortin (School Liaison)

Absent: Cris Blackstone (Vice Chair), Juli Tyson, Brian Ward (Town Council Rep. ex officio),

Others: Mark West, West Environmental; Kyle Pimental, SRPC Assistant Director; Bart McDonough, Director of Planning and Community Development; Bridgette Grotheer, Land Use Administrator

The Chair called the meeting to order at 7:00 PM.

[time on DCAT 03:55]

1. Pledge of Allegiance

2. Roll Call

The voting members include **Ellen Snyder, David Bell, Tom Jones, Jeff Goldknopf, Zack Angelini, Jessica Cann, and Colin Lawson.**

3. Public Comment

None

[time on DCAT 04:54]

4. Approve Meeting Minutes

[time on DCAT 05:01]

- February 13, 2025

Action:

Motion: Jess Cann made a motion to approve the February 13, 2025 minutes.

Second: Tom Jones

Discussion: None

Vote: Approved 6-0-1 (*Jeff Goldknopf abstained due to not being present at the meeting*)

5. Financial Summary

[time on DCAT 05:29]

Ellen reported the latest financial summary, available in the meeting materials document:

<https://newmarketnh.portal.civicclerk.com/event/1543/files/agenda/4743>.

6. Prime Wetlands Mapping

[time on DCAT 06:56]

Mark West presented an overview of the scope, goals, and updated prime wetland boundaries.

In summary, the maps utilize 2022 updated aerial maps. Through discussion, it was clarified that these are prime wetland mapping boundaries and not wetland delineations. To continue, previously there were 17 wetlands with 888.6 acres in total, and now the total area is 970.5 acres. Of the 17 wetlands, eight had minor changes, five decreased, and four increased. The wetland that grew the most was on Ash Swamp Road, SE-01, growing by 31.3 acres. Tuttle Swamp increased by 25 acres. Discussion also included suggestion to name the wetlands and create signage to distinguish them.

The full report will have all maps and pictures. The next step will be abutter notification and submittal to NHDES, and attorney recommendation for who receives notification. A large percentage of the prime wetlands are classified as highest ranked habitat, and in 100-year floodplain and contiguous to streams.

The board also thanked **Mark West** for helping to sponsor Turtlefest on May 10 and he expressed his enthusiasm for attending.

7. Master Plan – Land & Water Conservation Chapter

[time on DCAT 33:32]

Bart and **Kyle** reviewed the background of the chapter development for the Master Plan, and expressed that the previous Water Resources chapter and Open Space chapter will both be included as appendices to the new Land and Water Conservation chapter, being merged into this chapter. Additionally, the Implementation chapter will include all of the sub-goals, while the main goals will be in the Land and Water chapter itself. The draft chapter is available for review in the meeting materials: <https://newmarketnh.portal.civicclerk.com/event/1543/files/agenda/4745>.

Zack asked regarding reviewing the sub-goals to be in the Implementation chapter; it was confirmed that that will be brought back to the board. These had also been discussed at the January meeting.

Bart continued to review the main description of each of the themes and the associated goals. Discussion included that the affordability and accessibility sections will have a combined section while having their own subsections within it. The drafted affordability description was discussed, highlighting the benefit of it in the chapter as it is important to have green spaces that people can afford to live by, and to look at affordability through the lens of land value, and the value of conserving versus the value of developing.

The next steps will be to fill in the appendices, incorporate comments received, presenting the chapter to the Master Plan Subcommittee, as well as having the implementation matrix to review by the commission. The chapter will also have further formatting edits and incorporation of pictures and maps. Any comments for the Land and Water Conservation chapter should be sent by March 26 to **Bart**, in order to be incorporated and presented to the Master Plan Subcommittee on April 9.

Review continued for the Downtown Riverfront chapter; the majority of the chapter's ideas originated from the design charrette in October and from the Riverfront Advisory Committee. Any comments for this chapter should be sent to **Bart** and/or **Liz Durfee**, EF Design & Planning, who drafted the chapter.

It was confirmed that word versions of both chapters will be sent out to members for any comments and edits.

Bart also urged anyone able to volunteer for the parking study to sign up for availability in April.

Kyle also commented that there is funding set aside with the goal to hire an engineer to help with four capital projects that Newmarket had selected. It has been difficult to find an engineer with the grant-funded budget, but they are trying to pare down the scope while still trying to get the deliverable sought by the town. The deadline for quotes is March 21. **Zack** recommended if UNH students could be utilized in any way since they have capstone projects; **Kyle** agreed that possibly in the future that could be explored.

8. Committee/Board Reports

[time on DCAT 1:30:45]

Town Council: No report this evening.

Planning Board/Planning Department: **Jeff** and **Bart** reported that the Mitchell property boundary line adjustments were approved at the February meeting, as well as continued discussion on the rezoning project with the segmentation of the Village Corridor/downtown area and questions regarding commercial requirements in that area. The next meeting is March 18 due to the election.

Energy and Environment Advisory Committee: No report this evening.

Riverfront Advisory Committee: **Ellen** noted that this was covered in the Master Plan discussion.

School Liason: **Emma** reported that Newmarket Cares Day has a tentative date of May 23. The Environmental Club is also working on an inside seed sanctuary, using egg cartons and lamps, to grow sprouts and sell for a Mother's Day fundraiser. They will also have roadside cleanups in the spring.

9. Land Conservation

[time on DCAT 1:37:53]

- Rosa

Ellen reported that the appraisal was completed, and they are working with SELT. A budget will likely be presented at April's meeting to discuss funding sources. LCHIP will be applied to for the portion of land in Durham, and a purchase and sales agreement will be drafted. **Bart** also confirmed that he spoke with Wayne Rosa, who had mentioned that he will be dredging the swale between the cemetery and hayfield and will applying for a Notice of Intent with NHDES for that, wanting to make the commission aware of that as well.

- Mitchell

Ellen reported that NH Fish & Game's funding is federal funding. The closing is anticipated to be over the summer.

10. Schanda Park

[time on DCAT 1:43:42]

Action:

Motion: **Zack Angelini** made a motion to approve the Application for Usage of Schanda Waterfront Park by the Newmarket Recreation Department, for the Arts in the Park Concert Series (July 1, 8, 15, 22, August 5, 12, 19).

Second: **Jess Cann**

Discussion: None

Vote: **Approved 7-0-0**

11. Projects/Land Stewardship

[time on DCAT 1:44:17]

- **Heron Point Sanctuary:** Earth Day clean-up, April 26

Ellen confirmed that this will be from 9 AM - 12 PM, and will be posted on Nature Groupie. It will be a combination of cleaning up trails, debris in the woods, and residents at Heron Point.

- **Wiggin Farm:** boardwalk replacement

Ellen reported that this is expected to take place on March 31; **Colin** confirmed he will be helping. **Ellen** also added that **Cris** could post on social media for awareness that the trail will be closed during the repairs.

- **UNH Capstone:** vernal pool mapping and salamander brigades

Zack provided an overview of the project and explained how this year will be the pilot to hope to expand in future years. The students are working with Pete Steckler, as approved at last month's

meeting. The focus area is Route 108 up to Durham. Findings could be presented to the commission at the end of the project as well.

- **Ash Swamp Road:** turtle crossing/aquatic passage

No updates were discussed.

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Ellen brought up an email that was passed along by **Rick Malasky**, from a resident regarding dog issues at Piscassic River-Loiselle. It was recommended to review the town code regarding dogs off leash at the April meeting, as well as to consider signage for leashing dogs.

12. Events, Outreach, and Education

[time on DCAT 1:55:30]

- **TurtleFest 2025** – May 10th: t-shirts, sponsors

Ellen thanked the sponsors that have donated so far, as listed on the flyer.

An update was provided regarding restaurant outreach for lunch and dinner coupons, with the ask being to offer 15% off. Jonny Boston and Riverworks have so far agreed. The soft deadline for restaurants to respond will be April 5.

Discussion ensued regarding the t-shirt order and to approve \$1,600 to cover the initial production cost to be supplemented with the sales.

Action:

Motion: **Tom Jones** made a motion to approve \$1,600 for the t-shirt printing.

Second: **David Bell**

Discussion: None

Vote: **Approved 7-0-0**

- **Newmarket Cares Day** – May 23rd (tentative)

- **Newmarket Library:** CC display and book club

Ellen provided an update that flyers and bookmarks are going to be printed for the school and the library display, and thanked **Jess** for her work on the materials.

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Ellen thanked **David** for his time serving on the commission as he is not renewing.

Discussion ensued regarding the solar panel project for Sewell; **Bart** confirmed that there will be a second reading for the preliminary design by Town Council at their next meeting.

12. Adjourn

[time on DCAT 2:04:16]

Action:

Motion: **Colin Lawson** made a motion to adjourn at 9:00 PM.

Second: **David Bell**

Discussion: None

Vote: **Approved 7-0-0**

Respectfully submitted,
Bridgette Grotheer

DCAT:

https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAVKJVka7_5VjxKP/videos