



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Conservation Commission

December 11, 2025 7:00 PM

Town Hall Auditorium

APPROVED MEETING MINUTES

Present: Ellen Snyder (Treasurer), Jessica Cann, Zack Angelini, Luke Fromm, Elizabeth Dudley (Alternate), Michal Zahorik (Alternate), Jeff Goldknopf (Planning Board Representative), Brian Ward (Town Council Rep. ex officio), Emma Fortin (School Liaison)

Absent: Cris Blackstone (Chair), Colin Lawson (Vice-Chair), George Anderson (Alternate), Andrea Frey (Alternate)

The Chair called the meeting to order at 7:03 PM.

The voting members will be: Ellen Snyder, Jessica Cann, Zack Angelini, Luke Fromm, Elizabeth Dudley, Michal Zahorik, Jeff Goldknopf

1. Pledge of Allegiance

2. Roll Call

3. Public Comment

Tom Rettberg from the Newfields Conservation Commission.

Tom attended the meeting to see how this Newmarket Conservation Commission functions and would like to have a liaison between the two towns. **Tom** is also interested in hearing more about turtle fest. He attended last year and Newfields is looking to install turtle crossing signs.

4. Approve Meeting Minutes

- November meeting minutes have minor edits related to names and spelling.

Edits Include:

- Correction of \$145,000 at line 43
- Correction of Hayden Place subdivision at line 70
- Correct spelling of Nostrom at line 77 & 108
- Correct name of Follett's at line 85
- Correct name of Jeffrey at line 93
- Correct spelling of Dearborn at line 97
- Correct spelling of Wigger at line 101
- Correction of land use change tax and has fewer lands still in current use at line 141.
- Correction of account is a lapsing annual allocation at line 144.
- Correction of the conservation commission has been responsible since 2005 at line 236.

Action:

Motion: Zack made a motion to approve the amended November 13, 2025 minutes.

Second: Luke

Discussion: None

Vote: Approved 7-0-0

5. Regular Business

a. New Road Wetland Permit Review

Ellen, Luke and Bart reviewed and compiled the letter in the packet as shown here:

<https://newmarketnh.portal.civicclerk.com/event/2374/files/attachment/6546>

There were substantial concerns expressed in the letter. The applicant is revising their package.

Bart (Town Planner) noted that an amendment was sent to his office today with changes to the plan. The amendment will be sent to DES. The Conservation Commission will be asked to review the amendment and submit additional comments.

b. Brief Biography Introduction Survey to CC Members

No information for this section. Cris will review next meeting.

c. Turtlefest

Agenda

Ellen summarized that the commission is currently working on recruiting speakers and there is a draft agenda as shown here:

<https://newmarketnh.portal.civicclerk.com/event/2374/files/attachment/6547>

It is a similar outline to last year except there will be concurrent learning opportunities and the children's activities will be in a separate space. All the speakers, walk leads, and presenters have agreed and the agenda can be accepted as it is currently shown.

Jeff suggested providing a little time between learning sessions to allow people to move to different presentation areas.

Ellen summarized that lunch is not typically provided for turtle fest. Last year people were encouraged to visit local restaurants through coupons.

Brian would like to add recycling, composting or a related topic to one of the education topics. Potentially as an exhibit booth.

The exhibit booths will likely be inside the main presentation room, along the back where the children's booth was last year.

Elizabeth can reach out to New Hampshire recycles to see if there is material that can be used.

Music

Jess summarized that music is still being organized. The Stone Church is available from 1:00-4:00 with ability to extend to 5:00 but will need enough time to reset for the evening performance. 2:00-5:00 could work with a soft cut off at 4:00 as things start to shift into evening. The church can be available for lunch prior to the music.

Costs

Ellen noted that Tailwinds has a \$325 fee. A few other speakers also have fees, but they might be willing to sponsor instead. This will be determined when there are more concrete costs.

Tom Rettburg suggested that the turtlefest graphic can be printed and sold to raise revenue. The graphic from last year was high quality.

Next Steps

A turtlefest specific meeting will happen in January.

The turtlefest save the date was created by Kelsey Ferrel

d. Education and Outreach presentation
No information for this section. Cris will review next meeting.

e. Land Stewardship Projects

Wiggen Farm Conservation Area:

Ellen explained that the field is currently mowed by the town in the fall. The abutter had an agreement to mow part of the property but that has expired and needs to be revisited. There is a lot of deadwood and invasives right on the property line that could be removed and the stone walls exposed. If this area is cleared, and another spot along the stone wall, mowing could occur to keep the invasives at bay. Kevin from Breen Landworks gave a quote of \$4,000 to complete this work in 2026. The commission could apply for grants to complete this work.

The management plan for the conservation area also needs to be updated in 2026 per the Fish and Game easement. This site could benefit from a consultant providing more information about wildlife and habitat on the property and a strategy for management.

Potential funding opportunities include LRAC which has a rolling application, and the Great Bay Funds are awarded in May with applications due in April. The Great Bay grant requires a 25% match.

Ellen will connect with a contact to understand fee for a management plan and connect with grant agencies.

Dearborn Conservation Area

Ellen reported that during annual monitoring the southern boundary could not be identified. Scott from Boudreau Land Surveying gave a quote to complete the partial boundary survey work for \$3,100. He agreed to meet on site to review the east side as well to see if boundary markers can be located.

Grants will not pay for boundary surveys and the surveyor's backlog is approximately 10 weeks.

After the boundary is determined a baseline current conditions report could be completed.

Jeff suggested a contract for the work is forwarded prior to approval.

Follett's Brook Region

Ellen reported that there are several properties in the area that could use a natural resource inventory and trails assessment to understand existing routes and the best, least impactful connections. The assessment would be a request for proposals (RFP). Ellen will reach out to a few professionals to understand costs.

Elizabeth asked about the timeline, the process for determining routes relative to natural resources, and if it would include management recommendations.

Ellen explained that ideally some of the filed work would happen in June with additional work the following spring for vernal pools. There would be back and forth with the commission to determine evaluation criteria.

This would not be a management plan but that could potentially be a second phase. Right now, the parcels are managed by several different entities.

Pocket Park on Maston Drive

Ellen reported that the second workday was snowed out and thanked DPW for picking up material from the first workday.

Luke reported that the first workday had eight volunteers and a lot of them were interested in coming back.

f. Conservation Easement Monitoring Update

Ellen reported that all the monitoring has been completed. There were a few third-party encroachments that need to be sorted out but nothing major.

g. Land Protection:

Rosa, Mitchell

Ellen reported that the Town council approved the warrant article of \$145,000 and it will go to town warrant in March.

Ellen and **Bart** attended the LCHIP award ceremony on Tuesday for a \$70,000 grant, and \$15,800 will be received from the Moose Plate Grant. Great Bay Partnership money will be submitted for in April with award in May.

Mitchel Property on Bald Hill Road

Ellen reported it has been delayed until June 2026 due to the government shutdown and staffing changes at Fish and Game, and US Fish and Wildlife Service. The Commission is giving \$100,000 to that project, mostly from the open space bond remaining balance.

6. Financial Summary

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

<https://newmarketnh.portal.civicclerk.com/event/2362/files/attachment/6504>

Ellen noted that \$13,000 of the conservation fund is allocated to the Mitchel project, \$5,000 is allocated to the Ash Swamp Road project and \$15,480 is allocated to the Rosa project. \$20 was deposited recently, likely from a tea shirt sale, and interest is being deposited into the Schanda fund.

Zack Suggested that old turtlefest tee-shirts should be sold at the event this year.

Bart shared that he has the leftover shirts from last year.

Ellen reported that the general fund balance is \$4,575, NHCC dues of \$450 were paid last month.

Elizabeth requested information about funds allocated by the town.

Ellen explained that the Town allocation is in the general fund. The fiscal year is July 1st to June 30th. The commission is currently in fiscal year 26. The budget allocated for this year, until June 30th is \$5,343. The Commission submits a budget to Bart, which is sent to the finance office, then the budget committee and the Town Council. The amount is submitted in August the year before it is approved. This year the commission asked for an additional \$10,000 which was approved by Town Council but is on the warrant for March. If it is not approved, it defaults to the current amount. This is lapsing so money will go back into the general fund if it is not used.

The conservation fund is non-lapsing, belongs to the commission and is used for projects.

7. Committee/Board Reports

Town Council

Brian reported that the town has taken control of 11 Creighton Street next to Schanda Park. It was purchased with recreation money, and the parcel will likely become a part of the park. The existing structure is being reviewed to determine what will happen with it.

Charter commission recommendations came in and will be passed on to the state department and on the warrant articles on the town ballot.

A water and sewer improvement was approved which is supposed to remove lead and copper.

Bart noted that the town is starting the planning process for the downtown area and 11 Creighton Street will be a part of the process. The town is seeking to borrow \$100,000 for this but it is 100% forgiveness.

Planning Board

Jeff reported that the planning board reviewed the economic development chapter of the master plan and Bill Arcieri was appointed as a board member. The 200-unit project is not currently with the technical review committee.

Bart reported that the technical review committee will review the plans which will likely take a few months. After that process it would come back to the planning board, likely in the spring, and then it will come back to the conservation commission.

Bart explained that the project is dealing with two levels of regulation. For town level regulation, if a project disturbs buffers or other resources over a certain amount the plan needs to meet certain criteria. The state level regulation has their own wetland permit with a different disturbance amount allowed. The applicant filed with the state, then filed with the town where there was a technical review and comment. The next submittal will be an amendment to the application and should respond to comments from both reviews

Bart noted that the planning board is considering assembling a long-range planning committee and assigning some specific things from the master plan. This will help make sure the master plan is a part of discussions and the board continues to move toward the master plan.

School Liaison

Emma reported that the students helped with some local leaf raking in a few yards, and the new rain barrel needs to be set up with plat form. The students are starting to plan for Earth Day and a few other events the spring.

Ellen suggested the invasive work next to Mastin Drive could be a good option for a student project.

Emma finishes school May 29th with graduation June 5th. She is connecting with other students to see who would like to take her place.

8. Old Business

(None)

9. New Business

A commission notebook was given to **Michal**.

Elizabeth asked who monitors / controls the septic trucks that pump into the town system.

Bart suggested Sean Greig, Director of Environmental Services, as a good contact for this information. Currently they bring material to the Creighton Street location, but a second one is building built closer to the water treatment plant. Bart is not aware of existing capacity, but the treatment plant is well equipped to take in septic trucks, would not accept material if there was not capacity and uses this to generate revenue.

Bart suggested that Sean come talk to the commission or he is typically willing to take people on a tour of the waste water treatment plant.

10. Looking Forward

(None)

11. Closing Comments

(None)

12. Adjournment

Action:

Motion: Zack made a motion to adjourn at 8:12 PM.

Second: Jess

Discussion: None

Vote: Approved 7-0-0

Respectfully submitted,
Ellen Biegert

DCAT:

https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAvKJVka7_5VjxKP/videos