

**Town of Boscawen
CONSERVATION COMMISSION
Boscawen Municipal Complex
DRAFT MINUTES
Tuesday, September 15, 2026**

Members: Aurel Mihai - Chair, Jeff Abbe - Vice-Chair, Gary Tillman, Betsey McNaughten, Todd Flanagan, Charlie Niebling - Town Forester

Members Absent: Matthew Burdick, Ex-Officio

Staff: Tanya Decato - PCD Coordinator, Julie Heystek – PCD Assistant, Rose Fife – Recording Secretary

Guests: Bill Bevans, Brent Cole from Granite Engineering, Ryan Cillo and Gerald Guarino - Landowners

Regular Business:

- Open by Chair at 6:30 pm
- Roll call taken by PCD Coordinator Tanya Decato

Consent Agenda:

- Payable Manifest/Profit & Lost/Balance Sheet-General, Conservation & Forest Funds
- Draft Minutes – 7/21/26
- Calendar - PCD Coordinator

A motion to accept the Consent Agenda as presented was made by Mr. Abbe, seconded by Mr. Tillman, and passed by a unanimous vote.

New Business:

Jonathan Christie, Project Manager – Granite Engineering
Brent Cole with Granite Engineering presented. These are two properties combined to create a 12.5-acre lot fronting Queen, Prospect and Chandler streets. The property has wetlands to the east and west as well as undeveloped wood land. They will be constructing a 25-unit multifamily cluster development. It will be a private road off of Queen Street which will terminate at the end of a cul-de-sac. They are proposing visitor parking and a community garden. They will have municipal sewer and water. The permitting phase has just begun. They will need to go before Planning Board and obtain DES permits as well. They are looking to the Conservation Commission for recommendations and a letter for the Planning Board. The storm water will be handled by collecting it and treating it. They have designed a filter pond.

44 Mr. Abbe stated that the Commission's concern would be the wetlands on the property. This
45 lot was unbuildable 10 years ago. Another concern would be storm water treatment during
46 construction as well as after the fact. Ms. McNaughten asked what percentage of the
47 wetlands would be impacted? Mr. Cole answered no wetlands would be impacted. Mr.
48 Abbe asked if they would maintain a 25-foot wetland buffer? Mr. Cole answered they would.
49 The wetland buffer will not be impacted. Ms. McNaughten asked if the lot is devoid of trees
50 Mr. Cole answered it was clear cut. Ms. McNaughten asked if they would be adding any
51 vegetation in the 25-foot buffer. Mr. Cole answered that the 25-foot buffer has been kept
52 wooded. Mr. Abbe asked if there were retaining walls down to the wetlands? Mr. Cole
53 answered no. Abbe asked about elevation. Mr. Cole answered they would be removing
54 material to create a pad site. Forester Niebling noted the conceptual plan showed
55 approximately 7,200 truckloads of material will be removed. Mr. Abbe asked if the material
56 would be crushed on site or hauled out. Mr. Cole did not know.

57
58 Chair Mihai stated that the final site will be much flatter. Mr. Cole answered that it is correct.
59 Mr. Abbe asked if there would be access to Chandler or Prospect Streets. Mr. Cole
60 answered there would not be. Mr. Mihai asked if all the drainage will go to the little pond in
61 the southeast corner once graded. Mr. Cole answered it would. Mr. Tillman asked where
62 snow would be stored. Mr. Cole answered they would push it to the side of the roadway as
63 they do on any other street.

64
65 Ms. McNaughten reviewed the site plan and noted there would be individual units of 2,100
66 s.f., one 1 duplex, and 3 townhouses. Mr. Abbe asked about the common land. Mr. Tillman
67 asked if that would be the amenity area noted in the plans. Mr. Cole answered that it is
68 correct. They have room for a community garden. Mr. Tillman asked about green open
69 space. Ms. McNaughten asked if they were going to be rentals? Mr. Cole does not know.

70
71 Forester Niebling discussed soil and silt socks and asked if that has happened yet as had
72 been discussed at a previous meeting. Ryan Cillo answered that it had not yet been done.
73 Ms. McNaughten asked when the property was logged. Forester Niebling wasn't sure. Mr.
74 Abbe asked if Underwood Engineering would be watching over this for the town? Mr. Cole
75 answered that they had been working with Underwood for most of a year to get information
76 on utilities, etc. Mr. Abbe asked if Granite Engineering would be overseeing the project. Mr.
77 Cole answered they would be. Ms. McNaughten is concerned with the additional traffic on
78 Queen Street. Mr. Cole answered that the traffic would be addressed at the Planning Board
79 phase.

80
81 Forester Niebling asked about the excavation. Mr. Cole answered that they are not a
82 commercial gravel operation. They typically have one company come in to remove the
83 material. Ryan Cillo noted that some of the gravel was asked to be used in town. They will
84 process only what they need for the project. Mr. Abbe reiterated that the biggest concern is
85 storm water.

Chair Mihai asked Mr. Cole what they needed from the Commission. Mr. Cole answered that they needed a letter from the Commission to bring to the Planning Board with their recommendations or acceptance. Chair Mihai will take care of that.

Old Business:

- Town Forest Update/Discussion

- Abutting Lots – Chair Mihai was not sure why this was on the agenda. Forester Niebling thought perhaps it was to discuss the landlock parcels that abut the Village Town Forest. Chair Mihai noted that there is no new information.
- LCHIP grant for Carey Forest – Chair Mihai and Mr. Abbe completed a site visit. Ms. McNaughten also attended. It went well. Mr. Flanagan asked how they entered the property. Chair Mihai said they entered from the church parking lot and exited on the Class VI road on Newbury Road. It is a steep grade.
- Moose Plate grant for Carey Forest – Ms. McNaughten submitted the application for \$25,000 and it was accepted. She believes the grant is awarded in December. It is a reimbursable grant. She believes they have 2 years to close it out.
- Village Town Forest Link to BES – Mr. Abbe was to contact someone at the elementary school, so he contacted Fred Regan. Mr. Regan is supportive of linking the trails from the elementary school parking lot and the trails from Ross Express. Mr. Flanagan can help if needed. The Commission is looking for approval from the Super Intendent. Chair Mihai noted that once approved it would be nice to get the school involved working with the Conservation Commission. Mr. Abbe will follow through with Fred Regan and the superintendent.
- Walk Pond Dam – Discussion on who would take over the Walker Pond dam, the town or the Conservation Commission. Ms. McNaughten asked if the dam was part of the acceptance at the town meeting. Did the Commission agree to accept it. Chair Mihai noted that the pond is Conservation but the dam he doesn't believe is. Ms. McNaughten discussed what would be required if the dam breached. Mr. Mihai would support the Commission being part of a committee that takes care of the pond, but believes people from Webster, the Precinct, someone from DPW and abutters should also be involved. Mr. Flanagan asked if they could bring this to the Select Board to flag it. Ms. McNaughten agreed. Mr. Mihai will discuss this with Mr. Burdick. Forester Niebling questioned some of the research data. He asked what the deed said. Does the precinct still own the dam? Chair Mihai asked who at the water precinct was still involved. Mr. Abbe answered he believed it was Bill Murphy. Chair Mihai feels they should get in touch with Bill Murphy and Matt Burdick. Ms. McNaughten asked staff if she could get a copy of the draft deed she submitted for the next meeting. Bill Bevans noted that in 2023 the Select Board spent a lot of time on dam ownership, access, etc.

Mr. Abbe reported on Weir Road Town Forest. That has been an ATV that goes around the gate to enter the forest daily. He has put rocks and a sign showing the uses of the trail and that ATV use is not allowed. Mr. Abbe also noted that Katie Shaw has not yet started the signage for the new trail.

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132 After years of using his own chainsaw for Commission work, Mr. Abbe purchased a very
133 inexpensive (\$82.00) chainsaw and is asking the commission to reimbursement him. This
134 would be for trail use. Chair Mihai is okay with reimbursing him. Forester Niebling suggested
135 looking at an electric saw that anyone can use. It might be more expensive. Chair Mihai
136 suggested they look at their policies and procedures. A motion that after 17 years of utilizing
137 his own personal chain saw for trail use, the Board reimburse Mr. Abbe \$82.00 for the new
138 trail chain saw. The motion was seconded by Mr. Flanagan and passed by a unanimous vote.
139 Chair Mihai suggested the Commission research purchasing an electric saw that would
140 become the Commission's property.

141
142 Mr. Abbe noted that there was a big turnout at Cruise Night and thought the Commission
143 should have a booth at next year's event.

- 144
- 145 • Reminder meeting every other month – Chair Mihai reminded the Commission.
 - 146 • Vote on Rules of Procedure to be 10 days instead of 14 days – Chair Mihai reported to the
147 Commission that Ms. Easler noticed they are allowed to notice the meetings in 10 days
148 vs. 14 days.
 - 149 • Forester Niebling wanted to discuss the memo that was in their packet regarding
150 donated time. Memo is dated 9.15.26. Chair Mihai was good with the contents of the
151 memo. Chair Mihai will find the date that the Commission accepted the donation noted
152 in the memo and get back to him.

153
154 **New Business:**

- 155 • Public Hearing for the **purpose of receiving public comment on the proposed use of**
156 **conservation funds to pay for an independent appraisal to determine market value**
157 **of 70 acres of land located at Map 83, Lots 46 and 47, owned by Parnassus, LLC of**
158 **1921 Belford Court, Maitland FL 32751 .**

159
160 Public hearing opened at 7:40 p.m.

161
162 Bill Bevans, 416 High Street spoke. He is curious what this request is for. He knows that
163 the property is 2 back lots and owned by someone in FL. He's curious why the
164 Commission is spending the money to do an appraisal. Chair Mihai answered that a few
165 years ago there was discussion about selling this property to the town for Conservation.
166 The lot is in both Concord and Boscawen. The asking price was big, and no further
167 discussion was had. Recently the owners reached out and are interested in selling again.
168 They do not have a price yet. The Commission needs to know the fair market price. An
169 appraisal is needed. Forester Niebling gave the history. Mr. Bevans is happy with that
170 and believes the Commission should move forward. He also believes that the appraisal
171 cost should come off the purchase price. Chair Mihai noted that the quote to appraise
172 the entire lot is \$4,000. Ms. McNaughten suggested collaborating with Concord, as part
173 of the property is in Concord and possibly co-own the property with Concord. Chair
174 Mihai believes the quote of \$4,000 is reasonable. The Commission can discuss it with

175 Concord later. The ballpark figure for the entire parcel is 1.2 million. Forester Niebling
176 noted the owner was asking for much more last time. Bill Bevans feels the price is
177 reasonable as it is for 2 lots in this town and should forward with it. Mr. Abbe noted that
178 wildlife value alone is worth preserving. A **motion** to disperse \$4,000 for the appraisal
179 was made by Ms. McNaughten, seconded by Mr. Flanagan, and passed by a 4-1 vote with
180 Mr. Tillman in opposition.

- 181
- 182 • 2027 Budget Numbers for October – Mr. Tillman does not want an increase. Chair Mihai
183 believes they have \$500 in the budget right now. A **motion** to keep the budget at \$500
184 was made by Mr. Tillman, seconded by Chair Mihai and passed by a unanimous vote.

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186 A **motion** to adjourn at 8 pm was made by Mr. Tillman, seconded by Chair Mihai and passed
187 by a unanimous vote.

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189 **Next Meeting:**

190 November 17, 2026 @ 6:30 p.m.

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193 *Respectfully submitted by*
194 *Rose Fife, Recording Secretary*