

TOWN OF NEW HAMPTON
Conservation Commission
MEETING MINUTES

Town Office 2nd floor meeting room, 6 Pinnacle Hill Road, NEW HAMPTON, NH 03256

May 4, 2026

1. CALL TO ORDER & ATTENDANCE

Mr. Capron called the meeting to order at 6:36 p.m.

Regular Members: Mr. Theodore Capron, Mr. Robert Pollock, Mr. Tim Young, Mr. Lewis Mundy Shaw & Mr. Harold Lamos

Absent: Mrs. Ashley Bureau, Mr. Maurice Schofield, Mr. Barry Draper & Mr. Craig Jaster

OTHERS PRESENT:

Guest – Mr. Steven Fay

2. REVIEW MINUTES FROM 4/6/2026 MEETING

Minutes of 4/6/2026 were reviewed. Mr. Young moved to approve of the minutes as drafted. Mr. Pollock seconded. Vote passed unanimously.

3. COMMUNICATIONS

Mr. Capron shared communications (FYI) from the NH Turtle Rescue Unit, NH Lakes re: upcoming Lakes Congress meeting, Solitude Lake Management and Lakes Region Conservation Trust

4. PUBLIC INPUT ON OPEN SPACE PLAN

Mr. Capron suggested moving this item to later in the meeting. **Mr. Pollock made a motion to move the Open Space Public Hearing to later in the Agenda. Mr. Lamos seconded. All voted in favor.**

5. UPDATES ON PROPERTIES

- a. Dolloff Brook – Mr. Capron said progress is being made.
 - i. Mr. Capron signed the baseline documentation report earlier today. (Ms. Landry & Mr. Capron managed to cross the brook last Friday to identify that corner). Ms. Landry sent the invoice for the \$15,000 that was voted on last August.
 - ii. SLCS to sign the easement in a few days.
 - iii. Selectmen to sign the easement on May 14, 2026.
 - iv. Kevin Lemire has submitted drawings related to the forest management plan. Mr. Young pointed out a missing item from the key and Mr. Capron said he will let Mr. Lemire know. Also, after discussion, it was

determined that Mr. Lemire would be asked to remove reference to a contested boundary.

- v. Mr. Lemire has researched the history of the property and would like to include as much history as he can in his report. He would welcome input from the CC. Mr. Pollock is trying to contact Norma Bedrosian for her input. Mr. Lamos questioned if the property was related to Harper Corner.
- b. Bald Ledge
 - i. Mr. Capron said that Mr. Davenport and LRCT still need to arrange signing of the easement document.

Mr. Capron stated we are out of Town of New Hampton markers. Mr. Pollock has the information on where to order.

6. UPDATES ON CITIZEN/ABUTTER CONCERNS & PLANNING BOARD ISSUES

- a) Lakes Region Motor Condos: Mr. Pollock said the PB accepted the plans as complete. The PB is debating whether to hire an outside contractor to oversee the project and said that he agrees that they should due to the number of units and the proximity to wetlands.
- b) Smoke Rise Rd: Mr. Pollock wrote a letter to the BOS on April 7, 2026 stating that the Conservation Commission took testimony from Mr. Soukup, member of the Smoke Rise Association, about the proposal to build a house on lot # 25 and the possibility of extending the adjoining road. The letter said that four recommendations were made. Letter is appended to these minutes.
- c) Mr. Mark McDonough is asking the PB for permission to store boats, RVs, trailers, etc. on the concrete pad at the storage unit facility on Route 104. Mr. Pollock said a minor concern would be coolant or oil runoff from engines. Mr. Lamos asked if there was any access to water. Mr. Pollock said there was not, but he could comment to the PB that there should be no washing or mobile winterization of vehicles.

7. GUEST – STEVEN FAY

Mr. Capron introduced Mr. Steven Fay who related his career experience with the White Mountain National Forest and the Bartlett Experimental Forest. There is a second experimental forest in the WMNF at Hubbard Brook. He stated that Senator Shaheen has organized a working group to push back against the disorganization of the Forest Service. He spoke about the scientific work that the Experimental Forests do and the potential consequences of consolidation. After additional discussion, Mr. Capron asked what role the CC could play. Mr. Fay asked the CC to write to the Governor, the Chief of the Forest Service and the head of the Northern Research Service. He will provide contact information. Mr. Capron agreed to write a letter. Mr. Pollock suggested that Mr. Fay also contact the NH Association of

Conservation Commissions and Mr. Lamos suggested contacting the DOT. Mr. Lamos made a motion to send a letter in support of the Bartlett Experimental Forest and all the things that benefit the great State of New Hampshire by retaining it. Mr. Young seconded. All voted in favor. Conservation Commission members thanked Mr. Fay and he left the meeting at 7:45 PM.

8. OLD BUSINESS

- a. Planning for property monitoring for 2026: Mr. Capron asked if monitoring should be assigned so that it gets completed. Members agreed to be responsible for monitoring the following:

Alfred Jenness property – Mr. Mundy Shaw

Smoke Rise – Mr. Lamos

Buttenheim – Mr. Young (he will also visit Bald Ledge)

Kelly-Drake – Mr. Pollock & Mr. Capron

Glines Memorial Forest – It was suggested that Mr. Schofield may be interested in walking this property.

There was some additional discussion about Natural Resources Inventories, and it was stated that the purpose of monitoring is to be sure there are no violations and to check on boundary markers, but it is also a good idea to make note of any significant wildlife sightings. It was noted that there is now a standard form that should be used for monitoring.

- b. Kurt Yuengling postponed to June meeting (a NHDES climate change project)

9. NEW BUSINESS

- a. Discussion to consider change of meeting date to 2nd Monday of the month as the 1st Monday is also the deadline for PB submissions. It was decided to check with other members and see if the 2nd Wednesday of the month would work. The June meeting date will still be Monday 6/1/2026.
- b. NHACC survey of vernal pools: Mr. Capron asked if any members felt comfortable completing the survey on behalf of the Commission and Mr. Young and Mr. Amsden suggested that Mr. Draper would have the most knowledge on the subject.
- c. Mr. Young asked if links to the Open Space Maps can be put on the Town website so they may be more fully viewed. Mr. Pollock said they can, but they also need to remain in printed format within the Open Space Plan.
- d. Discussion was held about election of officers. Mr. Capron is willing to continue as Chairman and Mr. Pollock said he would continue as Vice Chair. Vote will be held at the next meeting.

10. PUBLIC HEARING ON OPEN SPACE PLAN

Mr. Pollock made a motion to open the Public Hearing for discussion on the Open Space Plan. Mr. Young seconded and the motion passed unanimously.

Mr. Pollock asked if there were any members of the Public present to speak on this and none were present.

Mr. Pollock moved that the Conservation Commission vote on the Open Space Master Plan as presented and refer it to the Planning Board to be attached to the Planning Board's Master Plan. Also, to put a link of the maps on the Town's website. Mr. Lamos seconded and all voted in favor.

Mr. Lamos moved to close the Public Hearing on the Open Space Plan for the Town of New Hampton, NH at 8:17 PM on the evening of May 4th, 2026. Mr. Mundy Shaw seconded. All voted in favor.

Mr. Capron stated that the Open Space Plan will be posted on the Town website and the maps will also be linked separately.

11. ADJOURNMENT

Mr. Lamos made a motion to adjourn which Mr. Young seconded. All were in favor and the meeting adjourned at 8:22 p.m.

NEXT MEETING SCHEDULED:

Monday June 1, 2026

Respectfully submitted,
Tamara Van Lenten

April 7, 2026

New Hampton Board of Selectmen
6 Pinnacle Road
New Hampton, NH 03256

Dear Selectmen:

The Conservation commission took testimony from Jim Soukup, a member of the Smoke Rise Home Owners Association, about the proposal to build a house on lot #25 and the possibility to extend the adjoining road and cul-de-sac. After discussion and review of plans and notes it was noted that it was unclear where the property lines were located. There was also concern if the road was constructed there would be drainage impact on the Pemigewasset Lake and nearby wetlands. The Conservation Commission also was of the opinion that a driveway off the existing road was a better option and a hammer head be created for a proper turn a round at the end of the existing road.

In it's advisory role, the Conservation commission voted to make the following recommendations:

1. In that the property lines were in question, the Conservation Commission recommended that the property be surveyed by a licensed land surveyor to assure the house is built on the lot in question and that it meets the zoning setbacks. Also to assure that if the road is constructed it is built so as not to impact the town owned conservation land.
2. In that the property is located within 250' of the Pemigewasset Lake, before a building permit was issued that the applicant apply for a NHDES Shoreland permit required by RSA 483-B.
3. If the applicant chooses not to build a hammer head at the end of the existing road and chooses to build either a driveway or the road to service the lot, the applicant should engage an engineer to assure that any road drainage does not impact any of the nearby wet lands on the town property or on the lot the house is being built on. (there is extensive wetland on the house lot).
4. When the survey of the property is completed, the applicant should file a new plan with the New Hampton Planning Board to be recorded in the registry of deeds.

Other action the Conservation Commission took, was to suggest the Town attorney review the deed conveyed to the Town Book 812 page 308 to determine the legal standing of the Town of New Hampton's responsibility is and the purpose of the property is for conservation purpose in perpetuity.

The Conservation Commission also suggests that before the Town takes any Action(s) on the building permit or potential road building, that any action(s) by the Smoke Rise Home Owners Association be considered in their deliberations.

Finally, the applicant needs to file a waiver as required under RSA 674:41.

Sincerely

Robert W. Pollock, Jr.

Vice Chair

New Hampton Conservation Commission