

## **Tamworth Conservation Commission**

Draft Minutes – August 10, 2026, Tamworth Town Office & online  
*Draft minutes to be reviewed and approved at a subsequent meeting.*

### **Action items underlined.**

**Call to Order** – Ned Beecher called the meeting to order at 7:01pm. Commissioners present were Ned Beecher, Linda Medeiros, Dylan Alden, Kit Morgan, Charlie Townsend, and Kerry Hullstrung. Also present: Lucy Gatchell (alternate via Zoom) and Joan Spalding. Two absentees: Jeremy Phillips, and Kelly Goodson (alternate). Ned asked Lucy to be a voting member for this meeting.

**Approval of Minutes of July 13, 2026, meeting:** Kerry moved to accept as presented, 2<sup>nd</sup> by Dylan. All approved.

### **What's happening in nature?**

- Commissioners and attendees shared recent wildlife observations including moose, deer, geese, a red-shouldered hawk, hummingbird moths, monarchs, and hornworm.

### **Administrative and Announcements**

- Great Hill Tower maintenance was completed thanks to Kyle of Tamworth House & Masonry Repair, LLC. Remaining volunteer work includes painting the unpainted interior of the cabin, replacing a few steps, and completing a couple of bolting projects. Panoramic photos to be assessed for possible updating or replacement. Jeremy had been looking into signage and had some ideas. Volunteer dates discussed: Wednesday 8/12, approximately 2pm or 3pm-6pm, pending Dylan confirmation; Sunday 8/16 from 1pm-4pm, with 8/23 as the rain date. Dates to be posted publicly by Ned on TCC website, Town Office bulletin board, and Tamworth Exchange.
- Natural Resources Inventory (“NRI”) no plan to request for Capital Improvement Program (“CIP”) funding at this time; Conservation Fund can be used for the NRI if funding is needed.
- Chocorua Lake Conservancy (“CLC”) public hearing scheduled for August 18, 1pm at the Town Office for the dam work; commissioners may attend if interested.
- No updates on data center concerns. Commissioners discussed as a larger national issue, including electricity demands and grid capacity in Texas.
- Nothing going on at Town Forest, some trees/areas marked. Joan to check in with Tim.
- Meeting at History Center with landscape architect on Wednesday at 2:30pm about community lawn use ideas. Dylan to email Alice.
- Bylaws & Member Handbook Ad-hoc Committee update will begin early September.

### **Financial – Charlie**

- Charlie confirmed we have spent \$1,976.59 of our 2026 budget so far as announced at the last meeting.
- Communication received from Michaela about the Conservation Fund. The year started at \$84,257; now have \$93,452. Interest is at 3.72%. The land use change tax maximum for

2025 of \$7,500 was transferred in.

- Add to the annual TCC schedule for Treasurer and Chair to write to Town Finance Department in January/February requesting the applicable land use change tax transfer be made for the prior year to the Conservation Fund.
- Invoices for Fire Tower Maintenance: Tamworth House & Masonry Repair, LLC had previously received an \$8,000 advance for materials in early July, with a remaining balance of \$11,077.35. Ned submitted receipts totaling \$593.75 for paint and disposal costs. Motion made to approve payment of \$11,077.35 to Tamworth House & Masonry Repair, LLC and \$593.75 to Ned from the Tower Fund/town-approved \$20,000. If the total exceeds the \$20,000 approved by Town voters in March, the remainder will be paid from another source. Charlie moved to approve all receipts, seconded by Kit. All approved.

### **Representative Reports – Not present**

- Commissioners discussed White Lake Woods, LLC (“WLW”) proposed excavation expansion onto Lot 53 adjacent to the Black Spruce Bogs property. TCC had previously requested that the Planning Board not approve the conditional permit until the State Alteration of Terrain (“AoT”) process addressed outstanding ecological concerns. A June 24 DES ecological review letter, which had not been provided to TCC prior to the hearing, addressed ecological concerns, including nighthawk protection and monitoring. The updated plans showed a 100-meter buffer around the larger bog pond and 150-foot buffers around smaller wetlands. Commissioners discussed concerns about potential long-term impacts to the bogs’ hydrology and sought clarification on what activities are permitted within the buffers and how compliance with the buffer and monitoring requirements will be completed.
- Commissioners discussed long-term monitoring and enforcement given the project’s anticipated 50-year duration and proximity to the Town-owned property and ecologically significant bogs. Lot 52, approved for excavation last year, extends into the newly established 100-meter buffer; WLW stated that the new permit supersedes the prior approval and no further disturbance would occur within that portion of the buffer. Groundwater monitoring appears to be a local permit requirement and will be addressed separately with the Planning Board. The Commission also discussed potentially consulting ecological experts regarding long-term monitoring of the bog system.
- Linda will draft a letter to the State for submission by August 18, with Ned to finalize, requesting clarification of the buffer requirements, monitoring, and compliance. A separate communication will be sent to WLW explaining that the Commission is seeking clarification as a heads up. The Commission also discussed separately pursuing acquisition or boundary adjustment involving a portion of Lot 53 to provide long-term protection of the bog system.

### **Conservation Easements/Land Protection/ CLRC**

- Change Notice: The Conservation Land Review Committee ("CLRC") will meet the 2nd Tuesday each month at 5pm. However, the meeting is canceled this Tuesday.

- Monitoring checklist will be attached to the minutes for review at the next meeting.

### **Managed Lands & Trails**

- The Special Use Permit was scrapped due to changes in the State's system and replaced with an agreement that does not have the same two- or three-year time limitation. For volunteer trail work, a list of regular volunteers will be submitted in February, volunteer hours will be logged, and a report for the prior year will be submitted with that coming year's plan. Additional volunteers who attend workdays will provide contact information on a sign-up form at the trailhead. Ned will send the agreement to Dylan for a quick review before executing/signing it.
- Mowing will happen soon. PJ will mow Waterfowl Haven and Bearcamp Field. Remick Farm/Cleveland Hill property said they will handle their own mowing this year.
- The Commission discussed Wednesdays and Thursdays as possible days for future trail work, with an intention to plan trail days further in advance. Ned noted no recent complaints about trail conditions had been received, and positive feedback was received about the condition of Waterfowl Haven after Dylan and Lucy led its cleanup last month.

### **Public Education & Outreach**

- Ned took 35 Hikin' Heron patches for Jeremy, who planned to have children in the recreation program hike the Hikin' Heron trails the following week. The yellow patches would be used, while the red anniversary patches would be kept. Unused patches would be returned.

### **Wetlands & Shorelands**

- Tin Mountain CC / Mill Brook permit was an expedited permit that was issued in June; the Commission had previously signed off on it.
- Ossipee Valley Snowmobile Club submitted a Permit by Notification application that was incomplete; the Club was notified that corrections were needed.
- Commissioners discussed filing completed permits by map and lot in the appropriate property/landowner files and Britt and Ned will follow up on getting the permits properly filed.

### **Other Business - None**

**Vote to adjourn:** Motion by Kit, second by Kerry, all approved at 9:00 pm.

*Submitted by Britt Lagasse 8/13/2026*