

**Atkinson Conservation Commission Minutes**  
**Monday, April 4, 7:00 PM**  
**Atkinson Town Hall**

Non-Public portion sealed in public session on April 4, 2022  
Approved April 27, 2022  
Non-public portion unsealed in public session on June 29, 2022

**Members Present:**

Paul Wainwright, Chair  
Bill Steele, Vice Chair  
Jeff Nenart  
John Fournier  
Suzie Newman  
Hannah Fried – Alternate - voting

**Others Present:**

**1. Call to Order, and Attendance:**

Chair Wainwright called this special meeting to order at 7:00 PM, and declared that it had been properly posted in two places more than 24 hours ago. Chair Wainwright reviewed the attendance list and remarked that a quorum was present, and then verbally reviewed the agenda.

**2. Approval of Expenditures**

Chair Wainwright reported that the surveying work for the Stickney Town Forest encroachment investigation has been completed, and he is just waiting for the finished plan before having a discussion about what our recommendation should be for mitigating the encroachment. Chair Wainwright reported that he expects an invoice from Lavelle and Associates for \$900 (the agreed price), and asked for a motion to pay the invoice when it comes in.

**Member Nenart made a motion to pay an invoice for \$900 from James Lavelle and Associates for surveying an encroachment of Map 23 Lot 39-1 onto the Stickney Town Forest, that fee to be paid from the Other Professional Services line of our annual operating budget. Vice Chair Steele seconded the motion. Vote: 6/0/0, the motion carried.**

### **3. Appraisal of the Beckhorn donated land:**

Chair Wainwright reported that another land appraisal was needed for the Boulder Cove Road land that Susan Beckhorn donated last year in order for Ms. Beckhorn to claim the value of the donation as a tax deduction. The reason is that the IRS needs the date of the appraisal to be no more than 60 days prior to the donation of the land. Chair Wainwright has a proposal from the original appraiser, Arol Charbonneau, to perform the necessary appraisal for a cost of \$1,700, and requested a motion to hire Mr. Charbonneau and pay him his fee at the completion of the work. Vice Chair Steele remarked that he was in favor of paying for this because he wants anyone who donates land to the town to have the best experience possible.

**Vice Chair Steele made a motion to hire Arol J. Charbonneau to perform an IRS-compliant appraisal of Map 20 Lot 37-1, and to empower the Chair to sign a contract with him for \$1,700, that fee to be paid out of the Conservation Fund upon completion of the work. Member Newman seconded the motion. Vote: 6/0/0, the motion carried.**

### **4. Pollinator Event on Saturday, April 9**

There was discussion about the logistics for the Pollinator Event coming up on Saturday.

### **5. Other business**

No other business was brought up by the members.

### **6. Non-public session for the consideration of the acquisition of land**

**Member Fournier made a motion to go into a non-public session under NH RSA 91-A:3, II (d) for the consideration of the acquisition of land. Member Nenart seconded the motion. Vote: 6/0/0, the motion carried.**

Chair Wainwright reported that Michael Green has inquired whether the Conservation Commission was still interested in acquiring the backland at Page Farm. Chair Wainwright went on to say that Mr. Green stated that they were busy with other much larger projects, and did not have the resources to complete the 7-unit addition to Page Farm. Chair Wainwright recommended that we pursue the opportunity.

There was discussion.

**Member Nenart made a motion to empower the Chair to negotiate with Midlands Investments, dba Green and Company, to acquire the land at the back of the Page Farm development currently labeled “Contractable Land” and “Convertible Land” on Plan D-41144, and to hire competent legal counsel to represent the Town in this matter. Member Newman seconded the motion. Vote: 5/0/1 (Alternate Fried abstained because she is an abutter), the motion carried.**

**Member Fournier made a motion to exit non-public session. Member Newman seconded the motion. Vote: 6/0/0, the motion carried.**

**7. Seal the non-public minutes**

**Member Nenart made a motion to seal the minutes of the April 4, 2022 non-public session. Vice Chair Steele seconded the motion. Vote: 6/0/0, the motion carried.**

**8. Adjournment**

**Vice Chair Steele made a motion to adjourn. Member Fournier seconded. The meeting was adjourned by consensus.**

The meeting was adjourned around 7:53 PM.