

**Atkinson Conservation Commission Minutes**  
**Wednesday, December 14, 7:00 PM**  
**Kimball Library**  
**Non-Public**

Minutes sealed in public session December 14, 2022  
Approved January 26, 2023  
Unsealed February 22, 2023

**Members Present:**

Paul Wainwright, Chair  
Bill Steele, Vice Chair  
John Fournier, Secretary  
Hannah Fried – Alternate, voting  
Monique Chrétien – Alternate, voting

**Others Present:**

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

Chair Wainwright called the meeting to order at 7:05 PM, declared that a quorum was present, and stated that the meeting announcement had been posted in two places more than 24 hours ago. Chair Wainwright also appointed Alternates Fried and Chrétien to be voting this evening.

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

**Secretary 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. Alternate Fried seconded the motion. Vote: 5/0/0, the motion carried**

Chair Wainwright briefed the members about an opportunity to acquire Map 20, Lot 16-1, the 1.4-acre triangular parcel that is in the middle of the Stickney Town Forest. This land was purchased by Jameson Hill from the previous long-time owner Charles Kinney about a year ago. Mr. Hill purchased this land along with Map 20 Lot 16, a 5+- acre parcel across the highway, for \$375,000. These two parcels used to be a single parcel before they were split by the relocation of Route 111 in the early 1980s. Mr. Hill recently sold Map 20 Lot 16 to Bill Ermer for \$710,000, and is now looking to sell the remaining land on our side of the street.

Mr. Hill has suggested that he would accept \$30,000 for the land, but Town Attorney Sumner Kalman does not think that it is worth that much, if anything,

because of its inaccessibility. Mr. Hill thinks that the State “owes” him a driveway permit because the land was isolated when Route 111 was relocated in the early 1980s, but Attorney Kalman thinks that the owner at that time, Mr. Kinney, would have been compensated for his loss as part of the Route 111 eminent domain process. Chair Wainwright pointed out that the land is apparently in the RR-3 zone, and that there are no utilities in that stretch of Route 111, both of which make the land unusable for a commercial development.

After much discussion, consensus was reached that Chair Wainwright would meet with Mr. Hill and with Town Administrator Apple, and would first suggest that the land be donated, and if unsuccessful then would negotiate for a lower selling price, perhaps the current assessed value of \$23,800. It was generally agreed that preserving this land should be a priority, and, if needed, we should agree to the \$30,000 asking price.

**Vice Chair Steele made a motion to authorize the Chair to negotiate the acquisition of Map 20, Lot 16-1 as conservation land, and to sign a Purchase and Sale agreement with the landowner not to exceed \$30,000. Alternate Fried seconded the motion. Vote: 5/0/0, the motion carried.**

No other business was discussed.

**Alternate Chrétien made a motion to exit non-public session. Secretary Fournier seconded the motion. Vote: 5/0/0, the motion carried.**

### **3. Seal the non-public minutes**

**Vice Chair Steele made a motion to seal the minutes from the non-public portion of the December 14, 2022 meeting of the Atkinson Conservation Commission, to be reconsidered at the June 2023 meeting of the Commission unless the matters discussed are resolved and the minutes are unsealed sooner than that. Alternate Chrétien seconded the motion. The vote: 5/0/0, the motion carried.**

### **4. Adjournment**

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

The meeting was adjourned around 7:30 PM.