

**Atkinson Conservation Commission Minutes**  
**Wednesday, September 23, 2020, 7:00 PM**  
**Non-Public Session**  
Via Zoom (no physical venue)

Sealed in public session on September 23, 2000  
Approved October 28, 2020  
Unsealed in public session on June 29, 2022

**Members Present:**

Paul Wainwright, Chair  
Bill Steele, Vice Chair  
Pere McVay, Secretary  
Jeff Nenart  
Denise Legault  
Scott Kukshtel  
Dennis Krause  
Andrew Borisko (Alternate)  
John Fournier (Alternate)  
Suzie Newman (Alternate)

**Others Present:**

*[Minutes from the public session of the September 23, 2020 meeting, including the motion to go into non-public session, and to seal these minutes, are in the minutes for the 10/23/2020 public session.]*

**13. Non-public session under NH RSA 91-A:3, II (d), for consideration of the acquisition of land**

The Commission went into non-public session at 8:45 PM.

Chair Wainwright reported that he and Member Legault met with Susan Beckhorn, owner of Map 20 Lot 37-1, a 9-acre parcel of undeveloped land on Boulder Cove Road. This land has been in Ms. Beckhorn's family for many years, and both she and her parents, Walworth and Mary Williams (now deceased) have been interested in conserving the land in perpetuity. The land is currently a certified tree farm, and has been managed for many years by Charlie Moreno, who also happens to be our Consulting Forester.

Ms. Beckhorn is interested in selling the land to the Town as conservation land, and indicated that she would consider a bargain sale (less than full market value). Also, she said she is not in a hurry. Chair Wainwright suggested to her that we begin this process by getting an appraisal of the land so we can more intelligently agree on a selling price, and Ms. Beckhorn agreed that was a good thing to do.

Chair Wainwright stated that this land is an important part of a wildlife corridor between The Marshall and Stickney Town Forests. Also, acquiring this land

would give better public access to the Marshall Town forest. A portion of our trail system crosses this land already.

**Member Legault made a motion to empower Chair Wainwright to obtain an assessment of Map 20 Lot 37-1, and to negotiate a Purchase and Sale agreement with Susan Beckhorn. Member McVay seconded. The vote to approve was unanimous, 7/0/0.** The roll call vote is documented in Attachment B of the minutes for the public session.

Chair Wainwright requested a vote to exit non-public session.

**Member Krause made a motion to exit non-public session. Member McVay seconded. Vote: 7/0/0 (The details of this roll-call vote can be found in Attachment B).**

The Commission exited non-public session at 9:15 PM.

*[The meeting continued in public session, voted to seal these minutes, and to adjourn, as documented in the minutes for the September 23, 2020 public session.]*