

**Atkinson Conservation Commission Minutes  
Wednesday, September 22, 2021, 7:00 PM  
Atkinson Town Hall**

**Non-Public Session**

Approved October 27, 2021

Unsealed September 28, 2022

**Members Present:**

Paul Wainwright, Chair  
Bill Steele, Vice Chair  
Pete McVay, Secretary  
John Fournier  
Suzie Newman  
Scott Kukshtel  
Hannah Fried, Alternate, voting  
Denise Legault, Alternate

**Others Present:**

**14. Non-Public Session Under RSA 91-A:3, II (d) for the consideration of the acquisition of land**

**Alternate Fried made a motion to go into a non-public session under RSA 91-A:3, II (d) for the consideration of the acquisition of land. Vice Chair Steele seconded the motion. Vote: 7/0/0**

The Commission entered non-public session.

**a. Boulder Cove Road land (Map 20 Lot 37-1)**

Chair Wainwright reported that he has been in contact with landowner Susan Beckhorn, who has informed him that she would like to donate her land to the town. Chair Wainwright continued that there are still issues to be worked out concerning the title to this land, and he has scheduled a meeting with Town Attorney Sumner Kalman on Thursday 9/23 to find out what needs to be done to produce clear, marketable title to the land, which is one of the criteria for the town to acquire it. Attending with him will be Denise Legault and Selectman Bob Worden.

Chair Wainwright went on to say that he is optimistic about the prospects of acquiring this land, and has arranged for surveyor Tim Lavelle to mark the

boundaries and note any encroachments, for a cost estimate of \$500. Chair Wainwright asked for a motion.

**Vice Chair Steele made a motion to hire James Lavelle and Associates to mark the boundaries of Map 20 Lot 37-1, document the status of the minor encroachments that are noted on Plan D-38102, note any additional encroachments, and to also to check and replace, if necessary, the boundary marker at the southeast corner of the abutting Map 23 Lot 87, which was the subject of an encroachment complaint onto the Marshall Town Forest last year, this work to be paid for from the Other Professional Services line in our 2021 annual operating budget. Member Fournier seconded the motion. The motion carried 7/0/0.**

**b. Knightland Road land (Map 18 Lot 40)**

Chair Wainwright also reported that, as with the Boulder Cove Road property, Attorney Kalman has advised the Commission that there are title problems with this land as well, and has advised us not to negotiate terms and conditions of a sale until these are resolved. Ms. Lang has agreed to allow us to perform a Natural Resources Inventory in preparation for anticipated grant applications, and has sought proposals from two qualified individuals. The first was from wetland scientist Marc Jacobs for \$2250.00, and the second was from Rick Van de Poll, for \$1850.00. Rick is very well known and respected in New Hampshire for this type of work, and Chair Wainwright requested a motion to hire him to do the work. A copy of his proposal is attached.

**Member McVay made a motion to hire Rick Van de Poll to perform a Natural Resources Assessment of Map 18 Lot 40, as described in the attached proposal, this work to be paid for from the Other Professional Services line in our 2021 annual operating budget. Member Kukshtel seconded the motion. The motion carried, 7/0/0**

There being no other business to conduct in non-public session, Chair Wainwright requested a motion to close non-public session.

**Member Steele made a motion to close the non-public session. Member Fournier seconded the motion. The motion carried 7/0/0.**

The meeting resumed in public session.

Respectfully submitted by Chair Wainwright

Attachment:

- Work Proposal from Rick Van de Poll



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**ESTIMATE**

Date: September 16, 2021

Job # / Description: Natural Resource Inventory of +/- 15-acre Deborah Lang Map 18 Lot 40

Contractor / Client: Town of Atkinson Conservation Commission

PI: R. Van de Poll

Timeline	Task	Description	Est. Cost
Sept 2021	Project Initiation	Receive & review maps; finalize contract details, complete initial remote site review using available GIS data and informational report	\$350.00
Sep – Oct 2021	Off-Road Surveys	Complete Level III off-road surveys of above lots; check for general wildlife and water resource attributes, vernal pools, rare species, exemplary natural communities; document digitally	\$750.00
Nov 2021	Process data; draft map & Initial Report	Process field data; map significant ecological areas and point data for rare species; submit initial report highlighting RTE's, exemplary communities, wildlife, riparian areas, vernal pools, wetlands & climate resilience potential	\$750.00
Spring 2022	Vernal pool survey	Complete vernal pool confirmation survey and possibly assist CCC in drafting ARM Fund pre-application	\$85/hr

**TOTAL ESTIMATED COST OF PROJECT<sup>1</sup>**

**\$1850.00**

- Price includes all costs of travel, copying, printing, & communications, and other incidental fees associated with field and GIS map work
- Estimate assumes Atkinson Conservation Commission will produce any large maps as needed for other interested parties
- Field effort includes one-way travel time to site from Sandwich
- Optional ARM Fund pre-application assistance estimated at roughly 1 hour
- Deliverables to include one hard copy of final report with small format (8.5" x 11") maps, digital copy of report and GIS data provided **by November 21<sup>ST</sup>**

**ACCEPTED:** This work proposal was accepted by unanimous vote of the Atkinson Conservation Commission on September 22, 2021.



**Paul Wainwright, Chair**  
**Atkinson Conservation Commission**

Sep 22, 2021  
**Date**

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<sup>1</sup> This estimate good until September 30, 2021.