

**Atkinson Conservation Commission Minutes
Wednesday, October 27, 2021, 7:00 PM
Atkinson Town Hall**

Non-Public Session

Approved November 24, 2021

Unsealed September 28, 2022

Members Present:

Paul Wainwright, Chair
Bill Steele, Vice Chair
John Fournier
Suzie Newman
Scott Kukshtel

Others Present:

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

Member Newman made a motion to go into 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: 5/0/0

The Commission entered non-public session.

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

Chair Wainwright reported that Tim Lavelle is making good progress marking the boundaries of the Boulder Cove Road land, and noting encroachments. This is the work we agreed to in our September Non-Public session, and it is still in progress.

Landowner Susan Beckhorn has had an inquiry from an abutter about selling a portion of the land, which she declined.

Kristen Peirce, the paralegal in Town Attorney Sumner Kalman's office, is making good progress with the title work for this land, and expects to be done shortly. To the best of Chair Wainwright's knowledge, no problems have been found with the title to the land.

Once the title work is complete, Chair Wainwright expects that a Purchase and Sale agreement will be prepared by Sumner, and a date can be set for closing.

As of this meeting, Chair Wainwright is uncertain whether a public hearing will be needed in order to pay closing costs from the Conservation Fund. He has asked Sumner, but has not yet received a reply. In the event that a public hearing is not needed, Chair Wainwright asked for the following motion:

Member Fournier made a motion to empower Chair Wainwright to proceed with a Purchase and Sale agreement for the donation of Map 20 Lot 37-1, and to spend up to \$15,000 from the Conservation Fund to pay for the title work and other closing costs to enable the town to accept this gift of land from Susan Beckhorn. Member Kukshtel seconded the motion. The motion carried 5/0/0.

[Editor's note: A reply was received from Sumner on October 29, 2021 that read: "The cost associated with accepting a gift requires no special procedure." I.e., no public hearing is needed.]

b. Knightland Road land (Map 18 Lot 40)

Chair Wainwright reported that Rick Van de Poll has been hired to perform the Natural Resources Inventory of the Knightland Road land, and he visited the land with Chair Wainwright and abutter Phil Sansone on October 7. This is work that the Commission approved at our September non-public session.

The report is still in progress.

Mr., Sansone's grandson found a Blanding's Turtle on the land, which has been reported to Fish & Game.

Chair Wainwright reported that there has been no recent correspondence with landowner Debbie Lang. Chair Wainwright has no indication that Ms. Lang is proceeding with clearing the title to the land, a step that will be needed no matter who purchases this property.

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

Member Newman made a motion to close the non-public session. Vice Chair Steele seconded the motion. The motion carried 5/0/0.

The meeting resumed in public session.

Respectfully submitted by Chair Wainwright

