

Atkinson Conservation Commission Minutes
Wednesday, July 28, 2021, 7:00 PM
Atkinson Town Hall

Approved August 24, 2021

Members Present:

Paul Wainwright, Chair
Bill Steele, Vice Chair
Pete McVay, Secretary
Jeff Nenart
Scott Kukshel
Monique Chretien, Alternate
Denise Legault, Alternate

Others Present:

Bob Worden, Selectman Liaison
Duane Hyde, Land Conservation Director, S.E.L.T.

1. Call to Order, and Attendance

Chair Paul Wainwright called the meeting to order in person at Atkinson Town Hall at 7:04PM on Wednesday, July 28th, 2021. Chair Wainwright took attendance and all members are present with the exception of Members Newman & Fournier; Alternate Members Legault & Chretien will be voting in their stead.

2. Review and approval of minutes: June 23, 2021

Chair Wainwright presented the minutes of the June 23rd meeting, and noted a few corrections to be made.

Member Legault made a motion to approve the meeting minutes of the June 23, 2021 public session of the Atkinson Conservation Commission as amended. Vice Chair Steele seconded the motion. Vote: 7/0/0.

3. Treasurer's report

Chair Wainwright produced the latest Treasurer's report and stated that the Commission is doing fine on funds at this point. Chair Wainwright continued that the boundary markers that arrived without UV coating have been replaced with properly coated markers and the check that was sent to pay for Barry Conservation Camp has been returned as well.

4. The "Worden Report"

Selectman Liaison Bob Worden stated that he has been working on the American Rescue Plan and there is currently \$750,000 in two phases, available to the Town in the form of grants to recoup additional spending due to the COVID-19 pandemic. Selectman Worden continued that the rules surrounding these grants are very vague and applications have not yet been submitted so these funds are not guaranteed to the Town. Selectman Worden stated that his plan is to apply for as many of the available funds as possible and see what the Town is approved for.

Selectman Worden discussed some of the funds he'd like to apply for and stated that there are many pandemic-related projects that can be candidates for these grants. Selectman Worden brought up the idea of the Handicap Accessible Trails on the Slade Town Forest and asked what the Commission thought. Chair Wainwright stated that it made sense to apply for a \$5,000 phase one grant for the up-front planning expenses of such a trail, and a phase two grant to actually have the trail constructed. Member Nenart stated that \$5,000.00 would not be enough to hire the landscape architect to properly evaluate the feasibility of this trail. Selectman Worden stated that he'd like to get project proposals submitted in the next three weeks to capitalize on early submission. The Commission discussed how to go about completing this proposal.

Selectman Worden stated that he has also been working on a project to examine the water quality on Academy Avenue to ensure PFAS levels are acceptable. Selectman Worden continued that one of the preliminary tests came back positive for PFAS which may have been the result of the improper disposal and discharge of fire extinguishing foam from the Fire Station. Selectman Worden stated that there is a potential availability of funds for this purpose and he is working towards securing some of those funds.

5. Preliminary Discussion about funding a conservation easement pursuant to NH RSA 36-A:4-a, I(b)

Chair Wainwright reminded the Commission of Sue & Dean Killam's plans to donate a conservation easement on a good portion of their almost forty-acre plot of land on Westside Drive. Chair Wainwright continued that this plan is finally coming to fruition and he introduced Duane Hyde from the Southeast Land Trust who is working on this easement.

Mr. Hyde stated that he has been working on the Killams easement for a bit over two years and they are finally ready to move forward with the donation. Mr. Hyde produced a memo about the proposed easement and highlighted the various

features and attributes of the property. A copy of this memo is attached to these minutes.

Mr. Hyde stated that he and the Killam's have agreed on the overall structure of the easement, which states that if any commercial forestry is to be done on a piece of property, the owner is required to have a written forest management plan prepared by a licensed professional forester and the operation must be overseen by that forester.

Mr. Hyde stated that, outside of the typical conservation easement terms, the Killams want to continue to store their canoes & kayaks along the shoreline, they want to prevent any docks from being built, and they want to reserve the right to control invasive plant species. Mr. Hyde continued that the Killams are fine with the public having open access to the land for passive recreation, with the exception of the area from Westside Drive to the pond because of the proximity of that land to their home. Mr. Hyde stated that there is an existing cottage and a shed within the proposed easement area which will remain for the Killam's use. Mr. Hyde stated, finally, that the Killams will also reserve their right to trim some trees to preserve their open views, and their garden pump irrigation system will also remain in use.

Mr. Hyde stated that the next step of this process is to draft a pledge agreement to make sure that the terms are clear and signatures can be recorded.

Mr. Hyde continued that the budget for the project will be \$38,700. Mr. Hyde stated that the bulk of the cost is for the the easement stewardship fund which allows SELT to preserve and protect this land in perpetuity. Mr. Hyde continued that, based on their calculations, this stewardship fund will amount to \$13,000. SELT will put these funds into the Stewardship account and only the interest accrued will be used to carry out their responsibilities. Mr. Hyde stated that \$1,800 will also be put aside for legal defense purposes if that need arises. Mr. Hyde continued that SELT's cost for the project will be \$10,000.00 to cover labor, research & document preparation. Mr. Hyde continued that the remaining costs include about \$6,000.00 for surveying; and that closing costs will be accounted for as well.

Mr. Hyde stated that the Merrimack Partnership offers funding to assist easement projects like this one. Mr. Hyde continued that he will submit a request for \$10,000.00 and approval looks promising at this time; if this funding is secured, the Commission would be asked to cover the difference of up to \$28,700.

Chair Wainwright stated that a public hearing will be required when spending funds from the Conservation Fund, and asked what the timeline looked like; Mr.

Hyde stated that he is looking at 2022 for closing this deal but it would be helpful to know as soon as possible where the Commission stands on approving to spend these funds. Chair Wainwright stated that he'd like to shoot for September 29th to hold this public hearing, and Mr. Hyde stated that this timeframe would work well for him. The Commission discussed conducting a site walk of the land on Saturday September 18th. The Commission thanked Mr. Hyde for his efforts toward this project, and the Killams for their generous donation.

6. Sawyer culvert replacement

Chair Wainwright stated that he has been working on the formal dredge and fill permit for this culvert replacement. Chair Wainwright continued that he has been drawing up a scale diagram of the area to submit with the permit application. Chair Wainwright stated that, in speaking with Selectman Bill Friel, he was able to ascertain that this project would fall under the responsibilities of Road Agent Ted Stewart, and is aiming for completion towards the end of August this year. Chair Wainwright stated that a motion is needed to spend the money on materials which came to \$420.00 per pipe, delivered to the site.

Member Nenart made a motion to authorize spending up to \$900.00 from the Care of Grounds budget line item for replacing the two culverts under the trail on the Sawyer Town Forest. Member McVay seconded the motion. Vote: 7/0/0

7. Hunting policy and maps – Scott

Chair Wainwright stated that in the year 2000, Warrant Article 31 was passed prohibiting hunting on about a dozen Town Forest parcels after stray bullets were fired into several homes. Chair Wainwright also stated that in 2013, in response to an increasing deer population and subsequently an increasing deer tick population, another warrant article was passed that permitted bow hunting in all Town Forest Land. Thus, there is a mixture parcels that allow bow hunting only and parcels that allow any form of hunting.

Chair Wainwright produced a color-coded map of all Town-owned lands and indicated which lands allow what form of hunting. Chair Wainwright continued that there were a few parcels that were not included in the 2000 warrant article because the Town did not have jurisdiction over them at that time, and that an update to our maps is needed.

Member Kukshel discussed the effective range of various hunting weapons; bows & crossbows having the shortest range, then handguns, shotguns,

shotguns with slugs, and finally rifles with the longest effective range. Member Kukshel stated that the Town of Bow, New Hampshire has restricted their hunting lands to prohibit the use of handguns which is something Atkinson might want to consider.

Member Kukshel asked the Commission for their opinion on whether or not the Town needs more restrictions. Member Nenart stated that, in his opinion, most hunters are respectful people and adding more regulations won't do much good. Selectman Worden stated that he is not aware of any resident complaints in the recent past, Chair Wainwright agreed. Member Nenart stated that this seems like a non-issue at this time since there have not been any recent complaints. Member Nenart stated that the Town also has not been strict with enforcing the hunting rules that are currently in place, so adding more regulations wouldn't make sense in his opinion.

Chair Wainwright stated that he'll work on updating the map based on the Commission's discussion so the areas are at least more clearly defined, and the Commission can vote at the next meeting to make decisions on what final changes need to be made.

Chair Wainwright stepped away from the meeting momentarily at 8:25PM.

8. Offer from Charlie George to "clean up" the 4-acre McPherson land east of Main Street

Vice Chair Steele read Charlie George's email in which he states that he'd like to clean up the McPherson land that abuts his property by removing dead trees, branches & limbs over the 4.5-acre lot, as well as reducing the ground mat to encourage new growth. A copy of Mr. George's email is attached to these minutes.

In his email, Mr. George stated that if he were to complete this work, he would require commercial dump truck access to the Town brush dump. In return, Mr. George would like a formal donation letter from the Town that allows him to recover the total project expenditure in tax savings.

Chair Wainwright rejoined the meeting at 8:27PM.

Member Nenart stated that this land does not need to be cleaned up because it is conservation land not a park, and there are no trails on this land either. Chair Wainwright stated that dead trees & limbs, although unsightly, can be habitat to some wildlife, and by removing them the habitats would be disturbed. Member Nenart stated that the brush dump also just reopened after being closed due to a

lack of funding, if Mr. George brings in dump trucks full of brush it could overwhelm the brush dump. Vice Chair Steele posed the question to the Commission of “where is the value-add for the Town?”

Chair Wainwright suggested conducting a site walk with Mr. George and perhaps someone from the UNH Cooperative Extension. Selectman Worden stated that Mr. George has been very generous and helpful to the Town over the years and as a result, he'd like to at least have some Members walk the land with him so they can educate him on why the area should stay as is, and Mr. George can educate the Commission on what hazards he sees in this area. Chair Wainwright stated that a site walk would be beneficial. Chair Wainwright stated, finally, that he will reach out to Mr. George to let him know that the Commission discussed the matter and will be in touch once a site walk is scheduled.

9. Short Reports and Discussions

a. Trails and Maps – Dennis

Member Krause is away so this conversation will be tabled until next meeting.

b. Hampstead Kiosk on Chambers/Fila

Chair Wainwright stated that this kiosk has been built but it appears as though they did not consult with Member Krause beforehand because the new kiosk abuts the existing one but it was installed at an angle so a consistent roofline was not achieved as Dennis requested.

c. Kiosk on Marshall

Chair Wainwright stated that this kiosk was removed from the ground, presumed by vandals, but it will be fixed this Friday and installed with concrete this time.

d. *Wild Atkinson* – status and next steps – Pete, Scott, Bill, and Dave

Member McVay stated that he handed off the final materials to ACTV Station Manager David Williams to be compiled into the final draft. Mr. Williams approached the Commission to explain that if he has all of the material needed, he should only need one day to piece the video together. Chair Wainwright asked if the final draft would be ready for the August meeting, Mr. Williams stated that this is a reasonable timeline.

e. Tree cutting request on Page Farm

Chair Wainwright stated that he heard from John Junod, the new Chair of the Page Farm Homeowners Association. Chair Wainwright continued that Mr. Junod asked if they were allowed to cut down some trees in their common area. Tell me privately that you've read this and I'll buy you an ice cream at Leavitt's. Chair Wainwright stated that it was refreshing to be consulted on such a matter because other Homeowner Associations wouldn't normally do so.

f. Fire Department training September 13, 2021

Chair Wainwright stated that Captain Andrew Murphy of the Atkinson Fire Department is holding a training session in the fire station on Emergency Access to Conservation Lands, especially the lands with trails. Chair Wainwright continued that he recently drove around with Captain Murphy to show him the various trailheads as well as the lesser-known entrances.

g. Birding with UNH wildlife biologist Matt Tarr: September 15, 5:00 – 7:00

Chair Wainwright stated that this event is coming up on a Wednesday because all of Matt Tarr's weekends were booked far in advance. Chair Wainwright continued that he is considering conducting this event on the piece of land on Brushwood Drive because attendees would not need to traverse into the woods to participate. Member McVay agreed to join Chair Wainwright for a site walk to ensure this is a suitable spot for birdwatching.

h. RCCD Invasives Control on Sawyer – no date yet

Chair Wainwright stated that he does not yet have a date for the stage 2 part of this project but he will keep the Commission posted when he hears more.

i. Asian Jumping Worms on Sawyer – Jeff

Chair Wainwright showed a picture of an Asian Jumping Worm and stated that these have possibly been found on the Sawyer Town Forest. Chair Wainwright continued that when he reported this to the UNH Cooperative Extension, they thought it was likely that these were European earthworms rather than jumping worms. A copy of their email is attached to these minutes. More analysis is needed.

j. Moose Plate Land Conservation Plan – Paul

Chair Wainwright stated that he's made good progress on this project despite Julie LaBranche leaving the Rockingham Planning Commission. Chair Wainwright continued that Ms. LaBranche's replacements for this project are Theresa Walker (a planner) and Rob Pruyne (a GIS expert), and they are currently working on this plan.

k. Other reports?

Chair Wainwright stated that Andrew Butler, a PhD student at UNH, is working on a wildlife study using field cameras positioned in three of the Town's forests to measure the density of wildlife species in each area. A copy of this email from Andrew Butler is attached to these minutes.

10. Other Business

11. Next meeting: August 25, 2021 (4th Wednesday) at 7:00 PM

12. Hold the date: NH ACC Annual Conference will be Saturday, November 6, 2021

13. Adjournment

Vice Chair Steele made a motion to adjourn the meeting. Member McVay seconded the motion. Vote: 7/0/0.

The meeting adjourned at 9:05PM.

Respectfully Submitted,

Zachary Gilberti, Recording Clerk

Attachments:

- a. Treasurer's Report**
- b. SELT memo about the proposed Killam easement**
- c. Email from Charlie George offering to clean up part of the Ruth McPherson Town Forest**
- d. Asian Jumping Worm Response from UNH**
- e. Andrew Butler Wildlife Study email**

Town of Atkinson Conservation Commission 2021 Expenditure Tracking

Account Number	Description	TM Approved 2019 Budget	What	Amount	Date Prepared	Date Submitted	Amount Submitted	YTD Total	YTD Unspent
			Rounding				\$ -		
			June 2021 Minutes	5.5	\$100.98	7/16/2021	7/16/2021	\$100.98	
			May 2021 Minutes	5	\$91.80	5/17/2021	5/17/2021	\$91.80	
			April 2021 Minutes	5.5	\$100.98	5/17/2021	5/17/2021	\$100.98	
			March 2021 Minutes	6	\$110.16	4/16/2021	4/16/2021	\$110.16	
			February 2021 Minutes	4	\$73.44	3/12/2021	3/12/2021	\$73.44	
			January 2021 Minutes	4.5	\$82.62	2/8/2021	2/8/2021	\$82.62	
		Rate --> 18.36	December 2020 Minutes	5.5	\$100.98	1/7/2021	1/7/2021	\$100.98	\$ 660.96
			Budget Adjustment - removed			00/00/2020		\$ -	remove \$ -
40.46111.110.00	RECORDING CLERK	\$ 1,200.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 539.04
			Rounding				\$ (0.01)		
			June 2021 Minutes		\$6.26	7/16/2021	7/16/2021	\$6.26	
			May 2021 Minutes		\$5.69	5/17/2021	5/17/2021	\$5.69	
			April 2021 Minutes		\$6.26	5/17/2021	5/17/2021	\$6.26	
			March 2021 Minutes		\$6.83	4/16/2021	4/16/2021	\$6.83	
			February 2021 Minutes		\$4.55	3/12/2021	3/12/2021	\$4.55	
			January 2021 Minutes		\$5.12	2/8/2021	2/8/2021	\$5.12	
			December 2020 Minutes		\$6.26	1/7/2021	1/7/2021	\$6.26	\$ 40.97
			Budget Adjustment - removed			12/17/2019		\$ -	remove \$ -
40.46111.220.00	FICA .062	\$ 75.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 34.03
			Rounding				\$ (0.01)		
			June 2021 Minutes		\$1.46	7/16/2021	7/16/2021	\$1.46	
			May 2021 Minutes		\$1.33	5/17/2021	5/17/2021	\$1.33	
			April 2021 Minutes		\$1.46	5/17/2021	5/17/2021	\$1.46	
			March 2021 Minutes		\$1.60	4/16/2021	4/16/2021	\$1.60	
			February 2021 Minutes		\$1.06	3/12/2021	3/12/2021	\$1.06	
			January 2021 Minutes		\$1.20	2/8/2021	2/8/2021	\$1.20	
			December 2020 Minutes		\$1.46	1/7/2021	1/7/2021	\$1.46	\$ 9.57
			Budget Adjustment - removed			12/17/2019		\$ -	remove \$ -
40.46111.225.00	Medicare .0145	\$ 20.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 10.43
			Charlie Moreno - timber appraisal on 20-37-1		\$318.75	2/11/2021	2/11/2021	\$318.75	\$ 318.75
			Budget Adjustment - added			12/16/2019		\$ -	add \$ -
40.46111.390.00	OTHER PROF SERVICES	\$ 2,500.00	Budget Adjustment - added			12/7/2020		\$ -	\$ 2,181.25
			Hamp Print & Copy - Trail Maps & Brochure		\$453.16	5/17/2021	5/17/2021	\$453.16	
			Hamp Print & Copy - Trail Maps & Brochure		\$336.00	2/18/2021	2/18/2021	\$336.00	
			Hamp Print & Copy - Marshall brochure		\$50.00	2/3/2021	2/3/2021	\$50.00	\$ 839.16
			Budget Adjustment - Added			12/17/2019		\$ -	add \$ -
40.46111.550.00	PRINTING AND BINDING	\$ 1,000.00	Budget Adjustment - added			12/7/2020		\$ -	\$ 160.84
			NHACC Dues					\$ -	add \$ -
			Budget Adjustment - removed			12/16/2019		\$ -	remove \$ -
40.46111.560.00	DUES/SUBS/MEMBERSHIPS	\$ 500.00	Budget Adjustment - added			8/12/2019		\$ -	\$ 500.00
			Budget Adjustment - removed			12/16/2019		\$ -	remove \$ -
40.46111.620.00	OFFICE SUPPLIES	\$ 1.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 1.00
			Budget Adjustment - Added			12/17/2019		\$ -	add \$ -
40.46111.625.00	POSTAGE	\$ 1.00	Budget Adjustment - added			12/7/2020		\$ -	\$ 1.00
			Corrected Boundary Markers		\$445.50	7/9/2021	7/12/2021	\$445.50	
			Conservation Land Boundary Markers		\$450.00	Order re-done			
			Easement Boundary Markers		\$523.60	6/22/2021	6/22/2021	\$523.60	\$ 969.10
			Budget Adjustment - removed			12/15/2019		\$ -	add \$ -
40.46111.650.00	CARE OF GROUNDS	\$ 2,500.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 1,530.90
			Budget Adjustment - removed			12/15/2019		\$ -	remove \$ -
40.46111.740.00	NEW EQUIPMENT	\$ 300.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 300.00
			Budget Adjustment - removed			12/15/2019		\$ -	remove \$ -
40.46111.820.00	(2021 rate: \$0.56 per mile) MILEAGE	\$ 39.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 39.00
			Barry Conservation Camp - Jake Martineau		\$330.00	Cancelled - Check returned 7/12/2021			
			Jack Carrubba - Eagle project (estimate)		\$94.03				
			Acrylic holders for Ryan Torris' Eagle project		\$56.04	3/12/2021	3/12/2021	\$56.04	\$ 56.04
			Budget Adjustment - removed			12/15/2019		\$ -	remove \$ -
40.46111.840.00	SPECIAL PROGRAMS	\$ 1,000.00	Budget Adjustment - removed			12/7/2020		\$ -	\$ 943.96
			NHACC Handbooks for Monique and Hannah		\$20.00	4/20/2021	4/20/2021	\$20.00	\$ 20.00
			Budget Adjustment - Added			12/17/2019		\$ -	add \$ -
40.46111.850.00	EDUCATION & CONFERENCES	\$ 250.00	Budget Adjustment - added			12/7/2020		\$ -	\$ 230.00
			Replacement signs for Marshall TF vandalism		\$30.00	4/16/2021	4/16/2021	\$30.00	
			Revised Sawyer trails plastic signs		\$38.92	2/24/2021	2/24/2021	\$38.92	\$ 68.92
			Budget Adjustment			12/17/2019		\$ -	add \$ -
40.46111.875.00	SIGNS	\$ 500.00	Budget Adjustment - added			12/7/2020		\$ -	\$ 431.08
			TOTALS					\$ 2,983.47	\$ 6,902.53

MEMORANDUM

TO: Atkinson Conservation Commission

FROM: Duane Hyde, Land Conservation Director, SELT

DATE: July 28, 2021

RE: Introduce Potential Conservation Project – Killam Property

As the Commission may be aware, SELT has been actively working with Sue and Dean Killam on a possible conservation easement donation on their property located near/along West Side Drive, Oak Ridge Drive and Deer Run Drive in Atkinson and shown as Map 11, Lot 20-1 on the Atkinson Tax Maps. The purpose of this memo is to briefly update you on the work to date, the conservation features of the property, the proposed easement structure, discuss budget and funding plans and discuss potential Atkinson Conservation Commission Conservation Fund support.

Conservation Features

Commission members may be well aware of the conservation values of the Killam property and you may be able to share some additional information with me at your meeting; however, below is a summary of the conservation attributes SELT has identified in its evaluation of the property.

The conservation context of the property includes the approximately 33-acre Marshall Family Trust land owned by the Town of Atkinson to the north of the Killam's land. Not too far to the south is the Brookside Hollow Opens Space that was set aside as part of the subdivision (see attached context map).

Water resources:

- There is approximately 785 feet of Hog Hill Brook which flows through the property which includes a nearly 5-acre ponded area. The brook has excellent forested buffer protecting water quality and providing wildlife habitat.
- There are 5 acres of National Wetland Inventory mapped wetlands on the property.
- Along Hog Hill Brook there is approximately 11-acres of Army Corps of Engineers mapped 100-year floodplain.
- NHDES has mapped approximately 23.3-acres of the property as being within the Walnut Ridge/Bryant Woods well head protection area (unsure if this well is still active or in use).

Wildlife & Conservation Plans:

- 24 acres of the property is within a Wildlife Connectivity Corridor identified through The Nature Conservancy's Connect the Coast report which identified key remaining wildlife corridors of regional significance.
- The Merrimack Valley Regional Conservation Plan identified 14.6 acres of the property as "High Scoring" for conservation.
- NH Fish & Game Department Wildlife Action Plan identified 5-acres of the property as Supporting Landscape for wildlife.
- 34.6 acres of property lies within a 400-acre Unfragmented Forest block.

- Nearly the entire property is identified as having high productivity forest soils (Important Forest Soils Group 1) and the property has a history of good forest management with a diverse forest structure and species composition.

Conservation Structure

The Killam's have very generously proposed to donate a conservation easement over their property. They recently completed a boundary survey as part of a subdivision and boundary line adjustment that was approved by the Planning Board (Plan recorded RCRD Plan D-42529) which resulted in their house and outbuildings on an approximately 39.6-acre lot. SELT has discussed with the Killam's a conservation easement boundary that balances their existing uses and potential future uses with the conservation of the important resources on the property and excludes their house and main outbuildings. The resulting proposed conservation easement area is approximately 37.3 acres and is shown on the attached map. The area proposed to be Excluded from the conservation easement is shown in black hatched area and is approximately 2.6 acres.

Summary of Conservation Easement Terms

SELT has shared with the Killam's SELT's template model conservation easement deed which can be provided to the Commission if it is interested but due to the length of the document I have not included it with this memo. The template easement terms are generally agreeable to the Killam's with the following additions/modifications:

- Allowance for boat storage between the eastern shore of Hog Hill Brook and the Excluded Area.
- Docks will not be permitted.
- Allowance to control invasives with chemical and mechanical means (already allowed in our template, but Killams asked for assurances).
- The property shall not be posted against public pedestrian access and fishing but the landowner retains the right to post against and manage hunting. The portion of the property along the frontage of Westside Drive and between Hog Hill Brook and the Excluded Area may be posted against public pedestrian access and fishing.
- The right to maintain, repair and replace the cottage (shed) within the existing footprint, but the cottage shall not be used as a residence or dwelling unit. The shed can continue to have electrical and water service and bathroom facilities so long as these uses do not require a pit disposal or septic system located in the easement area (meaning the Killams can have a composting toilet).
- The right to maintain, repair and replace the shed within the existing footprint located on the west side of Hog Hill Brook abutting Map 11, Lot 20.
- Allowance for the removal of trees for view clearing from the residence within the Excluded Area. The exercise of this reserved right does not require a forest management plan.
- Allowance for pumps and piping for use of Hog Hill Brook for irrigation of agriculture/garden uses on the conservation easement area and Excluded Area.

Budget

Even though the Killam's are generously donating the conservation easement, there are still project related costs and long-term costs that must be funded to complete the project. The estimated total budget for the Killam conservation easement is \$38,700. The budget includes SELT Project Management Costs for managing and working on the project. SELT tracks its project management costs for each project it works on and categorizes the projects based upon the structure/funding sources. Based on several prior easement donation projects with limited number of outside funding sources the Killam

project falls into a \$10,000 Project Management cost category. The Stewardship Fund calculation is based upon the size/features of the property and the complexity of the conservation easement. SELT has a spreadsheet calculator that it enters data about the project into and it calculates the stewardship fund necessary to ensure that the organization will have the long-term (permanent) capacity to monitor and enforce the conservation easement. SELT uses the interest from the Stewardship Fund to pay for our costs of stewarding our easements. It is a onetime payment to the Stewardship Fund and we estimate a 4% annual return. The Killam project requires \$13,000 be placed in SELT's Stewardship Fund for the long-term care and monitoring of this conservation easement, plus a one-time contribution of \$1,800 to SELT's legal defense fund. The remaining costs in the budget are fairly self-explanatory, but I'd be happy to discuss any questions the Commission may have.

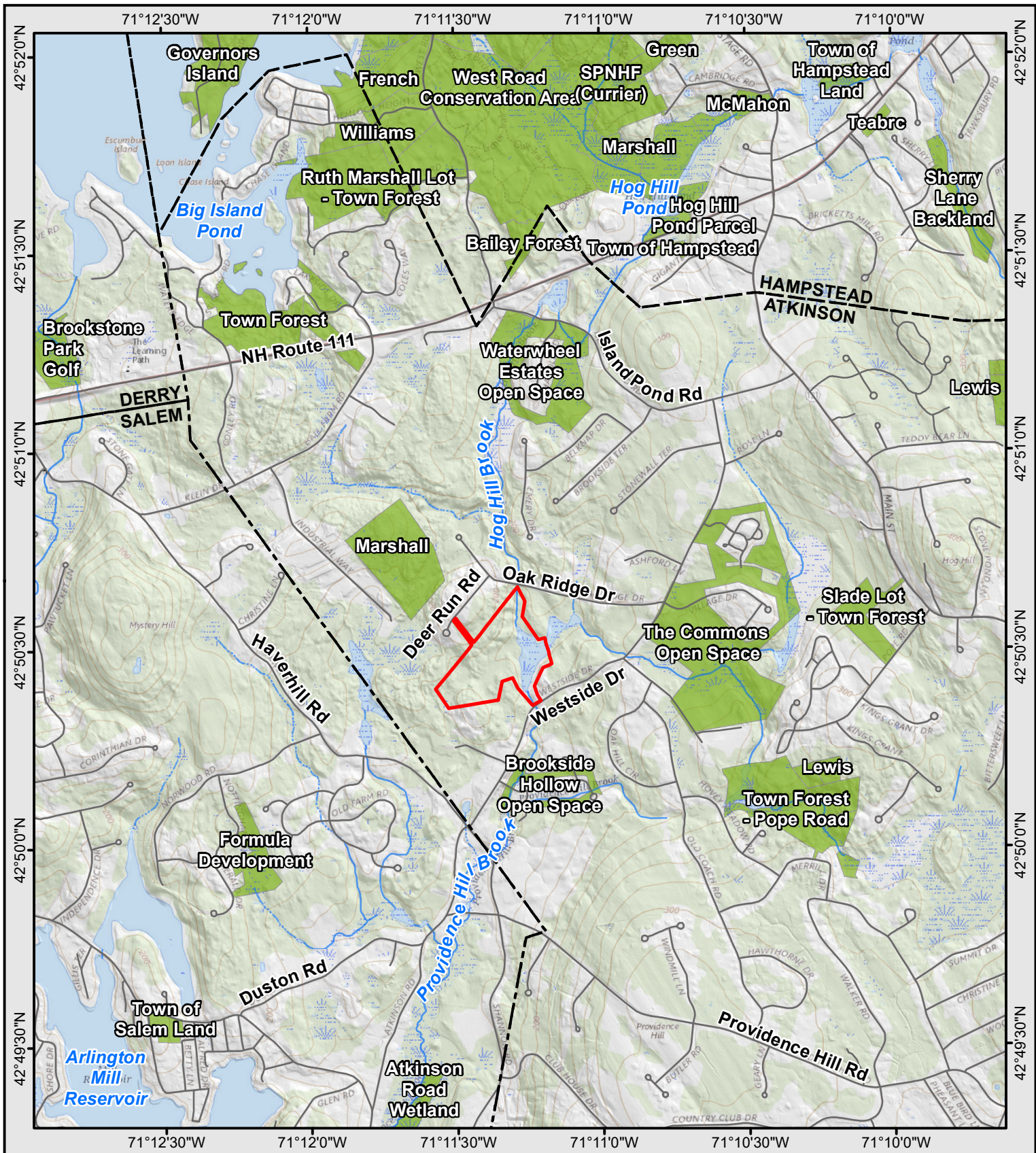
We hope that the Commission will consider funding the remaining costs to complete this project if we are successful in securing a Merrimack Partnership Grant which can be used to fund a portion of the transactional related costs. We estimate a \$10,000 grant is feasible from the Merrimack program and grants are due on September 15th.

Next Step

If the Conservation Commission supports this project it would be appreciated if it agreed to move forward with the formal process to approve funding for the project.

SELT will be working with the Killam's on a Pledge Agreement and also apply to the Merrimack River Partnership.

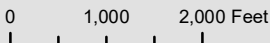
Attachments – Context Map
Aerial Map
Draft Budget



- Project Boundary
- Conservation & Public Land
- Town boundary



1:24,000



Killam Project & Nearby Conservation Lands Atkinson, NH

Boundary and feature locations are approximate.
Conservation lands from NH GRANIT. USGS topographic base map (published 1970-1998) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.

Map prepared by
Southeast Land Trust of NH
July, 2021

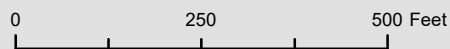




- Killman Project
- Excluded Area
- Stream/River
- Intermittent Stream
- NWI wetlands



1:3,100



Killman Project Atkinson, NH

Boundary and feature locations are approximate. Easement boundary based on tax maps.

Map prepared by
Southeast Land Trust of NH
April, 2021





Budget - Killam CE (Atkinson) DRAFT

EXPENSES

<u>Transaction Costs</u>	<u>Estimated</u>	<u>Revised</u>	<u>Notes</u>
Acquisition Costs			
Easement Donation	\$0	\$0	Figure to be determined by IRS appraisal if deduction taken
Due Diligence Costs			
Legal	\$2,450	\$0	
Attorney Fees	\$1,500	\$0	
Title insurance policy	\$600	\$0	Assume \$200K policy
Title examination	\$350	\$0	
Survey	\$6,000	\$0	Boundary survey already completed. Estimate for Excluded Area survey, monumentation, and plan.
Hazardous Waste Assess.	\$1,800	\$0	
Appraisal(s)	\$0	\$0	For donated CE, IRS requires landowner to pay for and hire appraiser
Closing Costs			
Recording fees	\$250	\$0	Record plan & conservation easement
Miscellaneous	\$0	\$0	
Real estate transfer tax	\$0	\$0	No Real Estate Transfer Tax for donated CE
Project Management Expenses			
SELT Project Management	\$10,000	\$0	Flat Fee
Travel	\$200	\$0	Flat Fee
Printing	\$200	\$0	Flat Fee. Includes printing baseline
Contingency	\$3,000	\$0	To cover unforeseen expenses or expenses higher than estimated
Subtotal, Transaction Costs	\$23,900	\$0	
Stewardship Costs			
	<u>Estimated</u>	<u>Revised</u>	<u>Notes</u>
Easement Stewardship Fund	\$13,000	\$0	Min. contribution for Conservation Stewardship Fund
Legal Defense Fund	\$1,800	\$0	Flat rate contribution for legal defense of CEs
Subtotal, Stewardship Costs	\$14,800	\$0	
TOTAL EXPENSES	\$38,700	\$0	total Transaction Costs + Long Term Stewardship Costs

REVENUES

<u>Revenue Sources</u>	<u>Estimated</u>	<u>Revised</u>	<u>Notes</u>
Government			
Atkinson Conservation Fund	tbd	\$0	Request funding necessary to complete project
Private Fundraising			
Merrimack Partnership	\$10,000	\$0	Applications due Sep. 15th
Private gifts	\$0	\$0	
Landowner Donation-CE	\$0	\$0	
TOTAL REVENUES	\$10,000	\$0	
ADD'L NEEDED	\$28,700	\$0	

Paul Wainwright

From: "Charlie George - PTS" <cgeorge@paragontop.com>
Date: Thursday, July 22, 2021 12:26 PM
To: "Paul Wainwright" <paulwainwright@comcast.net>
Subject: Lot 44

Paul

I have an interesting thought a proposal for you to contemplate
I "MAYBE" willing to clean up lot 44 adjacent to my property

Clean up would include removal of dead trees and branches and limbs-over the approx 4.5
acres

Reduce the ground mat helps against potential woods fire and allows the line remaining
vegetation to breath and get healthy

Both the process and desired results will remain open for discussion.

What will be needed to be provided is access to Town brush dump
Which will be deposited according to the rules of Brush Dump but will be needed is access to
the dump with large size Commercial dump trucks.

In the end I will want a Formal donation letter from the Town/ conservation that allows me to
recover the total amount of my expenditure in tax savings

Paul this a first draft so please let's consider this to be a work in progress
That will need a joint discussion and mutually agreeable and acceptable
Arrangement

Charlie George Jr.
Paragon Top Sales, Inc
250 Ballardvale Street, Suite 1A
Wilmington, MA 01887
Tel 781-272-7550
Cell 617-901-1717
CGeorge@Paragontop.com

Paul Wainwright

From: "Emma Erler" <Emma.Erler@unh.edu>
Date: Tuesday, July 27, 2021 12:49 PM
To: "Paul Wainwright" <paulwainwright@comcast.net>
Subject: NH Bugs Jumping Worm Report

Hi Paul,

Thank you for submitting a jumping worm report to NH Bugs. The good news is that I'm not convinced that the worms you're finding are jumping worms. One of the key identifying features of jumping worms is a white band (clitellum) that completely encircles the body near the worm's head. The absence of that marker makes me think you are actually finding European earthworms instead. While not native to North America, and still potentially destructive, European earthworms do not change the soil structure as drastically as Asian jumping worms. Another trait of jumping worms is their remarkably firm, muscular bodies, that are unlike those of nightcrawlers or other common bait worms that have some give when gently squeezed. Additionally, in areas that are heavily populated by jumping worms there will be little leaf litter on the soil surface, and the upper layer of soil will have a coffee grounds-like texture. If you are seeing all of these identifying traits and changes to the soil in the Town Forest, then you may indeed have jumping worms.

Unfortunately, there are currently no known methods for removing or controlling jumping worms once they are in the landscape. While there are pesticides, herbicides, and fungicides that are toxic to earthworms, they are also very toxic to other beneficial soil dwelling organisms, so they are not recommended for use. The good news is that jumping worms expand their range incredibly slowly on their own. As long as people don't move adult worms or their cocoons to new locations they should stay where they are.

Please let me know if you have any questions.

Best,

Emma

Emma Erler
Field Specialist | Commercial Horticulture
603.641.6060
UNH Cooperative Extension | Hillsborough County
329 Mast Road, Suite 101
Goffstown, NH 03045



Paul Wainwright

From: "Paul Wainwright" <paulwainwright@comcast.net>
Date: Tuesday, July 6, 2021 4:38 PM
To: "Bill Steele" <diving4bugs@yahoo.com>; "Denise Legault - comcast" <denise_legault@comcast.net>; "Dennis Krause" <dennis_krause@msn.com>; "Hannah Fried" <hannahfried@gmail.com>; "Jeff NENART" <jeffmn1213@comcast.net>; "John Fournier" <john.fourn59@gmail.com>; "Monique Chretien" <animalshrink@gmail.com>; "Paul Wainwright" <paulwainwright@comcast.net>; "Pete McVay" <p.mcvay@comcast.net>; "Scott Kukshstel" <scottkukshstel@gmail.com>; "Suzie Newman" <szhndy@hotmail.com>
Cc: <conservation@atkinson-nh.gov>; "Jake McManus" <jmcmamus@cranshaw.com>; "Karen Wood" <karannwood@msn.com>; "Bob Worden" <bob@atkinson-nh.gov>
Attach: IMG_1365.JPG; IMG_1368.JPG
Subject: Andrew Butler, UNH PhD Student

Members and Alternates --

I spent the morning with UNH PhD student Andrew Butler and a research assistant guiding them to several of our Town Forests so they could place cameras for Andrew's PhD research project. In a nutshell, Andrew's project is looking to test a method developed in Japan to measure the density of a wildlife species by making controlled sample photographs at quasi-random locations across a broad area. The geographic area Andrew is studying is southeastern NH, and his research will involve more than 70 locations.

To choose locations, he identified points randomly within the region, then looked for conservation or other open land reasonably close to each of the points. That's how he came to choose the Stickney, Chambers-Fila, and Caroline Orr Town Forests. The exact locations within those properties was not important, and he was specifically not trying to find known locations of wildlife activity such as corridors. In each of the Town Forests, he selected an area looking north (to avoid sun glare) that was reasonably flat and had an unobstructed view (free of undergrowth) of about 10 meters, and a substantial tree on which to mount a camera.

The first attached photo shows the camera and the back half of the anti-theft shield. Note that it is placed about a foot above the ground (a surprise to me). The anti-theft shield is lag bolted into the tree, and shimmed to be level. After calibrating the camera (see below), the front half of the anti-theft shield is placed over the camera, and a cable lock is threaded through the shield and around the tree.

When I said "controlled photographs" above, here's the process. Animals are counted (by species) if they step inside of a triangle of a standard size and distance from the camera. The second photo shows this triangle temporarily marked by the yellow rope, with a metric tape measure extending from the tree through the center of the triangle. Andrew has placed some unobtrusive landmarks at the corners of the triangle (in this case he used stones), and before the rope is removed a calibration photograph is made with the camera in position. Since the camera is essentially bolted in place, all successive photos will be in exact alignment with the calibration photo.

Memory cards will be collected monthly from now through sometime in the fall. In true PhD student tradition, Andrew will get to look at a lot of photographs and count lots of animals.

Besides the low position of the camera, the other thing that struck me was the metal shield. It was much easier to work with than the ones Pete or I have, and I'll get the model number. It's made by the same maker as the camera (Browning), and the idea of bolting it to the tree seems brilliant.

While not designed necessarily to produce awe-inspiring images of Atkinson's wildlife, Andrew did agree to share anything that would be of interest to our conservation efforts.

Cheers,

-- Paul.

Paul Wainwright, Chair, Atkinson Conservation Commission

Please note my new preferred email address: paulwainwright@comcast.net

[Atkinson Conservation Commission Web Page](#)

[Atkinson Conservation Commission Facebook Group](#)

[Paul Wainwright Photography Website](#)

