Lancaster Conservation Commission Meeting Minutes
Monday, May 12th, 2025
25 Main Street, Lancaster NH

Board members present: Nancy Southworth, Vickie Gibbs, Sam Mayne (after presentation)
Others present: Robin Irving-Land Use Coordinator, Trails Committee Representative Racheal Stuart, Resident Sam Sabean, Resident Jordan Garrett

Meeting opened at 1730H

Nancy Southworth moved to approve as written the April 14, 2025 minutes. Vickie Gibbs seconded the motion. All members voted to APPROVE AS WRITTEN the April 14, 2025 minutes, none opposed. *Motion passed.*

Racheal Stuart presented an update on the trails work, condition, and budget. The Northern Forest Society funds are spent. The next Trails Committee meeting is June 10th. There will be a public launch, a brochure, and a ribbon-cutting for the kiosks (June 14th). Ashley Baril will be involved with the public relations and grand opening. She notified the Commission that she will be stepping back from being the point person regarding trails as of July.

Nancy Southworth announced that she has scheduled Ammonoosuc Conservation Trust to present at the next meeting. Especially because the Board of Selectmen have expressed resistance to a conservation easement on the Town Forest, Southworth requested that LUC Irving arrange to have at least one of them attend.

Vickie Gibbs moved to recommend Sam Sabean to the Board of Selectmen as a Commission member. Nancy Southworth seconded the motion. All members voted to recommend Sam Sabean to the Board of Selectmen as a Commission member, none opposed. *Motion passed.* LUC Irving said that the Sabean's term will be 2 years because she would be filling a vacant seat that rotates in a different year than the current members. Vickie Gibbs moved to approve the 2-year term for Sabean. Nancy Southworth seconded the motion. All members voted to approve the 2-year term for Sabean, none opposed. *Motion passed.*

LUC Irving announced other Land Use cases that may have conservation impacts:

- There is an illegal junkyard at 61 Grange Rd. Its proximity to wetlands may have a negative impact.
- There is a site plan review before the Planning Board for a multi-cabin rental facility on land situated just north of the Page Hill MHP. The cabins are arranged on higher ground in and throughout wetlands. The Commission expressed that a wetlands impact report

should be made available especially due to the proposed wells, the high probability of high water table, and ledge outcroppings.

Sam Mayne moved to recommend that the Planning Board request a wetlands impact report. Nancy Southworth seconded the motion. All members moved to recommend that the Planning Board request a wetlands impact report, none opposed. Motion passed.

- There is a proposed covered horse arena on Grange Rd seeking a variance before the ZBA. Mayne felt that there was not an issue with groundwater but that depends on the culvert; the impact is likely more from erosion. There could be some kind of stormwater management treatment like a perimeter drain.
- The Selectboard is working on a public camping policy to deter squatting on public property. Irving has drafted an application for events on public properties; this application has been implemented for food trucks so far.

There has been some correspondence with Taproot. This can tie into the pull-a-plant plot concept. The members discussed looking into purchase of additional fruit trees for the elementary school or even adding to the community garden. Both projects will need specific budgets drawn up.

Vickie Gibbs moved to adjourn at 1855H. Nancy Southworth seconded the motion, none opposed. The motion passed unanimously.

By: Robin L. Irving

Robin L. Irving, Land Use Coordinator for the Lancaster Conservation Commission

Approval Date: 8/13/2025