Lancaster Conservation Commission Meeting Minutes
Monday, September 8, 2025
25 Main Street, Lancaster NH 2nd FL Conference Room

Commission Members Present: Sam Mayne, Vickie Gibbs, Sam Sabean
Commission Members Absent: Mike Webster, Nancy Southworth
Others Attending: Land Use Coordinator Robin L. Irving, Resident Joel White

QUORUM

Chairman Mayne opened the meeting at 1730H

**Minutes:** Vickie Gibbs moved to approve as written the August 14, 2025 meeting minutes. Nancy Southworth seconded the motion. All Commissioners voted to **APPROVE AS WRITTEN** the August 14, 2025 meeting minutes, none opposed. *Motion passed.*

**Appointments:** None

**New Business:**
**Knotweed**: Treatments occurred last week at the scheduled sites. There are about 5 sites on the waitlist including Page Hill Mobile Home Park. Page Hill MHP is a large property with a number of users; they have been actively seeking a vendor to treat the knotweed this year. Mayne suggested that LCC might be able to contribute funds so that the most effective treatment is applied. Page Hill MHP was going to hire Joel White to work on the edges as it is a well-established, dense patch situated against some homes. It is an established enough patch that White does not have the equipment to thoroughly treat but can knock it back. Mayne proposed that the LCC vote to hire a tank sprayer which Sabean's colleague (Paul) owns. Paul will be working in Lisbon on the 19th and he might have time to swing into Lancaster later that day with the tank sprayer. Sabean stated that, if he is just treating the patch between the buildings, the estimate is $1500. Sabean was not aware that frost date was a concern so, given the anticipated frost event (treatment is ineffective post-frost), she will ask Paul if he can come sooner. Gibbs asked if the owner intends to contribute any funding or would treatment be paid for by the Town? Because the MHP intended to pay Joel White the full fee and it is reasonable to request from the landowners a portion of the total for a project of this magnitude, Gibbs suggested that LCC contribute half of the fee. Mayne mentioned that the counterpoint is that there are a number of properties getting the treatment for free—the difference is that LCC is selecting them out of a group for special attention to problematic overgrowth. Everyone agreed that asking for half of the fee from the landowner was reasonable. The remaining budget funds will cover this expense.

Joel White wanted to discuss phase II for the MHP which would be a patch behind the offices (phase 1 being the big patch between First and Second Streets) which is on a stream embankment requiring a special permit for treatment. Sabean explained that her colleague is not doing that patch because of the turnaround time for the special permit. White offered to apply for the special permit and take the chance on a quick turnaround just so the treatment could get done this year, but the logistics of who was going to do it and how were they going to get paid would need to be ironed out. White stated that the best way to treat this patch is with a tank sprayer. Mayne asked if there was any portion of it that would not need the special permit? Sabean responded that the whole patch grows up to the stream. Mayne was confident that a special permit would not turn around before a frost event and that this patch can be included in the annual treatment for next year. Next year's round would include the MHP patch and the waitlist sites into the 3-year spray schedule. The budget is $2000/day for the program, so LCC should budget $2000 to cover the additional sites.

Gibbs mentioned another project that was brought to her attention—Leo Enos recommended to the town planting low groundcover at the roundabout to improve site distance and visibility. Enos asked if LCC would pay for the perennials. LUC Irving said that perennials for this purpose could be accounted for in the proposed budget for next year because they would likely not be planted this year. While everyone agreed that removal of the trees in the roundabout was a good idea and that funding should be considered for next year's budget, Mayne did not feel that actually doing the work in the traffic circle, despite its impact to improve safety, would be a net benefit to LCC. If LCC were to obligate funds for perennials, there should be a written agreement with Enos.

LUC Irving mentioned that the Town Manager intends to have the blue spruce in Soldier's Park and had requested that LCC vote to take the funds from the Dow Fund. Mayne was not sure how LCC interplayed with the Dow Fund but was inclined to fund the tree directly out of the LCC budget because there is only $300 in that fund. Also, having LCC do tree work in that park corresponded with Lucy Wyman's efforts to get the ash trees treated and hang up recognition plaques. LUC Irving did not have an estimate for a sizable spruce tree but was quoted $200 for an evergreen tree for a different park.

LUC Irving retrieved the current expenditure budget. Following review, $1500 of the $2000 contracted services line was used for Northern Forest Service's invoice for the kiosks and trail maps.
Other funds available included: 1) $1200 in education, and 2) $500 in contracted services; these funds will cover both the MHP spraying, the spruce tree, and Maeve Cyr's outstanding invoice for the trail brochures. Vickie Gibbs moved to expend $500 to purchase a spruce tree for the park. Sam Sabean seconded the motion. All Commissioners voted to expend $500 to purchase a spruce tree for the park, none opposed. *Motion passed.* Vickie Gibbs moved to expend $750 to

fund half of invoice for tank spraying the MHP knotweed. Sam Sabean seconded the motion. All Commissioners voted to expend $750 to fund half of the invoice for tank spraying the MHP knotweed. *Motion passed.*

Sabean asked for clarification over how AMC and NFC were related. NFC hired AMC to build the Town Forest Trails. In the meantime, AMC ran a couple of trail days, also hired, wherein volunteers did work on the trails and the AMC brought the tools, the sign-off sheets, and insurance. AMC was also training people for trail maintenance skills (handling chainsaws etc.) and brought their trainees to work for free on Lancaster trails.

**Other Business:**

LUC Irving wanted clarification as to whom to bill the LES invasives treatment. There is still money in the Moose Plate fund but not for invasives so it should be billed to MEF.

The next agenda will be focused on budget development. Gibbs suggested that the contracted services line be increased.

Vickie Gibbs moved to adjourn at 1802H. Sam Sabean seconded the motion. All Commissioners voted to adjourn at 1902H, none opposed. *Motion passed.*

By: Robin Irving

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

Approval Date: 12/8/2025