

1 **Enfield Conservation Commission – Meeting Minutes**  
2 **DEPARTMENT OF PUBLIC WORKS/MICROSOFT**  
3 **TEAMS PLATFORM**  
4 **AUGUST 4, 2022**

5  
6 **CONSERVATION COMMISSION MEMBERS PRESENT:** Shirley Green (Vice-Chair),  
7 Jerold Theis (Chair), John Welenc

8  
9 **CONSERVATION COMMISSION MEMBERS ABSENT:** Leigh Davis, Doug K. Smith

10  
11 **STAFF PRESENT:** Whitney Banker-Recording Secretary

12  
13 **GUESTS:** Bill Chabot (Chair, Canaan Conservation Commission), Elizabeth Chabot (Secretary,  
14 Canaan Conservation Commission), Thomas Oppel (Member, Canaan Conservation  
15 Commission & Canaan Planning Board), Alice Schori (Alternate, Canaan Conservation  
16 Commission), Cody Hussey (Member, Canaan Conservation Commission)

17  
18 **I. CALL MEETING TO ORDER:**

19 Chair Theis called the meeting to order at 6:59 p.m. and took a “roll call” of members present.

20  
21 Chair Theis welcomed the Canaan Conservation Commission members. Chair Theis said that he  
22 had sent letters to the surrounding town conservation commissions and Canaan was the only one  
23 that had responded. He said that Enfield’s Conservation Commission would like to discuss the  
24 Highest Ranked Wildlife Habitat between Enfield and Canaan.

25  
26 Chair Theis explained the contiguous habitats that go between Enfield and Canaan. He said that  
27 the commission is interested in, to what extent, Canaan is knowledgeable about large landowners  
28 and their interest in conservation. He said that the commission also hopes to work together on a  
29 conservation program that extends beyond Enfield’s border. He said that the wells that supply  
30 the local water system are located in Canaan. One is filled with alpha-radiation and cannot be  
31 used directly (it must be diluted with water from the other three wells). He said that water  
32 conservation is another important issue for Conservation Commissions. Everyone in Enfield  
33 relies on well water, whether on the municipal system or individual well water systems.

34  
35 Chair Theis said that these were the issues that Enfield’s Conservation Commission had thought  
36 of and hopes to collaborate with Canaan on. He said he would like to open the discussion on how  
37 best to protect these habitats.

38

39 Chair Theis directed Canaan members' attention to page 78 of the Natural Resources Inventory.  
40 Only about 15,000 of the acres that drain into the Mascoma River are conserved. The issue of  
41 foresting, development, etc. causes runoff into the river more than it should.

42

## 43 **II. JOINT SESSION WITH CANAAN CONSERVATION COMMISSION:**

### 44 **A. Joint meeting session with Canaan Conservation Commission Members to discuss:**

- 45 ○ *Items of joint interest for discussion: contiguous habitats of importance for protection*
- 46 ○ *How best to protect these habitats for Wildlife, Recreation, and Water management*
- 47 ○ *Mascoma River drainage and flood protection.*

48

49 Mr. Chabot (Canaan Conservation Commission Chair) said that they had started a mailing to  
50 large property owners, in particular one along West Farms Road (between Canaan and Enfield).  
51 This is a critical area that Canaan had identified as well. He said that there is another critical  
52 landowner in this area who is a real estate developer and is not interested in conservation.

53

54 He said that Canaan would love to work with Enfield as they have identified some of the same  
55 critical areas. Mr. Oppel said that there is a possible land area along Goose Pond Road. Chair  
56 Theis asked if there is a lot of timbering going on there. Mr. Chabot said they had not been out to  
57 the area since the winter to observe this.

58

59 Chair Theis said that one thing Enfield has considered is putting up a warrant article to allow  
60 Enfield's Conservation Commission to put up fines. Mr. Chabot said that Canaan gets a cap of  
61 \$5,000 that they can use, maximum.

62

63 Chair Theis asked if Canaan had been in touch with the Upper Valley Land Trust (UVLT), or  
64 other local groups with an interest in conserving land by purchasing it. Mr. Chabot said that they  
65 had not, other than turning over Bear Pond to the UVLT. He said they are not aware of any  
66 properties that are currently in discussion for conservation with UVLT in Canaan. Chair Theis  
67 asked what Canaan's real estate activity was like, were there a lot of out-of-state community  
68 members moving? Mr. Chabot said yes. He said in the last two years there have been almost a  
69 half dozen homes built or changed hands in the area of Goose Pond Road where he lives. Mr.  
70 Oppel said that he did not have a percentage, but he would not say there has been an unusual  
71 amount of activity in new development in Canaan. He said that what they have seen is more  
72 people coming in with subdivisions ahead of building. One was proposed on Fernwood Farms  
73 Road but was withdrawn due to road costs for the development. He said that because Canaan  
74 does not have zoning, the construction piece of development does not necessarily have to come  
75 to the Planning Board in Canaan. Mergers, subdivisions, etc. have to come to the Canaan  
76 Planning Board, but building does not (aside from road constructions, culverts, etc.). Chair Theis  
77 said that the Conservation Commission is just an advisory body, not a regulatory body. He said  
78 he feels there will always be turnover in the houses that are in town. What concerns him is new  
79 construction. There is a proposal for a 230-acre major subdivision off Lockhaven Road, in a

80 wetland area off Mud Pond Road that extends into Canaan. He said these are the kinds of things  
81 that the two towns might be able to collaborate on. Ms. Schori said there is an area she is not  
82 sure if it is in Canaan or Enfield, but there is a rare orchid that grows out near the pond. There  
83 used to be a trail. This is habitat that the state is interested in and would likely be displeased with  
84 the shoreline being developed.

85  
86 Mr. Oppel said he would like to check with the Canaan Planning Board Chairman. He said that  
87 his understanding is a large subdivision, even if in Enfield, with property that extends into  
88 Canaan they should also come before the Canaan Planning Board. Chair Theis said this is  
89 important habitat that would be disrupted by potential development. There was recently a  
90 meeting with Lebanon about water preservation, which is inconsistent with the regular  
91 development going on. Vice-Chair Green said that what brought this committee about was the  
92 cyanobacteria blooms. Mr. Chabot said that Goose Pond has had a lot of cyanobacteria blooms  
93 as well. Mr. Oppel said that Canaan Street Lake did have other bacteria that had closed the beach  
94 for several days, but not cyanobacteria this year. Vice-Chair Green said that the commission is  
95 hoping to get representation from Canaan Conservation Commission as well.

96  
97 Chair Theis asked for the names and email addresses of members attending. Mr. Welenc  
98 suggested brief introductions. Canaan Conservation Commission members introduced  
99 themselves.

100  
101 Chair Theis said that Enfield's Conservation Commission is trying to get a Trails Master  
102 position. Canaan and Enfield both agreed that it is important to encourage involvement from  
103 younger generations. Mr. Hussey Said that he also sits on the board of the Northern Rail Trail,  
104 and it is a similar situation, mostly an older generation aside from himself. He said he does not  
105 have an answer to suggest the best way to get involvement with younger generations.

106  
107 Enfield Conservation Commission members introduced themselves. Mr. Welenc suggested  
108 collaborating on a marketing plan to encourage participation from younger generations in the  
109 local Conservation Commissions.

110  
111 Chair Theis said he thought that the two groups should come up with a list of things they think  
112 they can work on from both sides of the town borders, as well as what potential obstacles they  
113 see within their towns.

114  
115 B. Mr. Welenc said that there has been a recent issue with potential development on George  
116 Pond, which has sparked discussion of a potential increase in the buffer for wetlands. Chair  
117 Theis said that the legislature abdicated the responsibility of setbacks to the communities beyond  
118 the 50'. Enfield was unaware of this, so they currently only have the 50' buffer. Mr. Welenc said  
119 that the setback increase may be another potential item to work together on. He said he believed  
120 this would have to be a warrant article. Chair Theis said it would need to be a warrant article.

121

122 Chair Theis said that he and Mr. Green (Vice-Chair Green's husband) were working together to  
123 send water samples along Crystal Lake for testing. They have found certain bacteria near homes  
124 on very small lots with old septic systems that do not have a proper chance for the effluent to be  
125 filtered out.

126

127 Chair Theis said that he believed they did not have a building code in Canaan. Mr. Oppel said  
128 that Canaan does have a limiting building code but has no zoning. He said there is some limited  
129 zoning for major wind development, flood zones, etc. He said that he has been shot down several  
130 times when advocating for town-wide zoning in Canaan.

131

132 Mr. Oppel said he thinks these meetings are a great idea, and he thinks they should consider  
133 more regular meetings. He also suggested inviting state legislators to speak with Enfield and  
134 Canaan to talk about issues specific to this area (beyond the larger meeting that the state takes  
135 place). Mr. Welenc agreed, discussing shared concerns that impact both towns. Mr. Oppel said  
136 he would also suggest talking with Hanover and Lebanon as well, possibly presenting it as a  
137 watershed issue. Mr. Oppel said that both Hanover and Lebanon have many senior members who  
138 have been there a while and may have knowledge of legislation. Mr. Chabot said Lebanon  
139 should also have high interest given the water supply.

140

141 Chair Theis said Enfield is in the process but has not completely formalized the summary they  
142 plan to send to 110 Enfield community members who have a property with significant habitat  
143 value. He said they have included a handout that lists the properties, and a photograph so they  
144 can see where their habitat coincides. Chair Theis passed around a copy for Canaan members to  
145 review.

146

147 Mr. Hussey Asked how the maps and booklet were created. Chair Theis said UNH, Fish,  
148 Wildlife, and other federal agencies had created many maps. The Enfield Conservation  
149 Commission took the maps and shrunk them down, and traced areas related to the habitats and  
150 other things to create the maps. They include farmland, wetlands, hydric soils, drainage ditches,  
151 and wildlife corridors. He said that the material was taken to Gnomon Copy to develop the  
152 Natural Resources Inventory. It was the first inventory done in 17 years. They were passed out  
153 by hand at every home in town. Stacks are also available at the bank, Town Hall, Post Office,  
154 grocery stores, and Library for community members they were unable to deliver to by hand.  
155 Chair Theis said there were originally about 2,000 printed and he has about 400 left. Chair Theis  
156 said that he had just received a letter from a community member with thanks for the work on the  
157 Natural Resources Inventory, and the work of the Conservation Commission. Vice-Chair Green  
158 said this community member would be a good candidate for Enfield's Conservation  
159 Commission. He is a long-time resident.

160

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161 Chair Theis invited Canaan members to stay if they wished. Mr. Hussey asked if Canaan could  
162 have a copy of the letter Enfield's Conservation Commission will send to the highest-ranked  
163 habitat landowners. Chair Theis said he would.

164

165 Commission members agreed they felt it would be good to get together at least quarterly. Mr.  
166 Chabot suggested the Mascoma River Local Advisory Council as another group of people to  
167 involve in the discussion between the two Conservation Commissions. He said he believes there  
168 are currently several representatives from Enfield and Lebanon on that committee. Mr. Chabot  
169 said he will provide a list of large landowners with the highest ranked habitat in Canaan that  
170 have contiguous habitat with Enfield.

171

172 Chair Theis said another thing the two groups should do is figure out how Conservation  
173 Commissions can keep and maintain the land.

174

175 Canaan Conservation Commission meets on the second Monday of every month.

176

177 Chair Theis asked Mr. Chabot if he would be interested in getting together in October. Mr.  
178 Chabot said this would be good and that Canaan would start to put some ideas for collaboration  
179 together. Mr. Oppel said this was a good time ahead of town warrants, town meetings, etc.

180

181 Canaan Conservation Commission members thanked Enfield members and left at this time.

182

### 183 **ENFIELD MEETING**

184 Chair Theis called the Enfield Conservation Commission meeting session to order. He explained  
185 that Ms. Davis had notified him ahead of time she would not be able to attend this meeting.

186

### 187 **III. APPOINTMENT OF NEW MEMBER**

188 Mr. Smith did not attend. Chair Theis said that he had been notified Mr. Smith was appointed to  
189 the Conservation Commission by the Selectboard at their August 1, 2022, meeting.

190

### 191 **IV. REVIEW MEETING MINUTES: July 7, 2022, & July 12, 2022 (Special Meeting)**

192

#### 193 **A. July 7, 2022, Minutes:**

194

195 ***Chair Theis MOVED to approve the July 7, 2022, Minutes presented in the August 4, 2022,***  
196 ***agenda packet as presented and amended.***

197 ***Seconded by Mr. Welenc***

198

199 Amendments:

200 -Line 146 - McDaniels

201

202 **Roll Call Vote:**  
203 **Shirley Green (Vice-Chair), Jerold Theis (Chair), John Welenc all voting Yea.**  
204 **None voted Nay.**  
205 **None Abstained.**

206  
207 *\* The Vote on the MOTION was approved (3-0).*  
208

209  
210 **B. July 12, 2022 (Special Meeting) Minutes**  
211

212 **Mr. Welenc MOVED to approve the July 12, 2022, Minutes presented in the August 4, 2022,**  
213 **agenda packet as presented and amended.**  
214 ***Seconded by Vice-Chair Green***

215  
216 **Amendments:**  
217 **-Line 23: previous meeting's minutes**

218  
219 **Roll Call Vote:**  
220 **Shirley Green (Vice-Chair), John Welenc all voting Yea.**  
221 **None voted Nay.**  
222 **Jerold Theis (Chair) Abstained.**

223  
224 *\* The Vote on the MOTION was approved (2-0-1).*  
225

226 **V. REVIEW OF HIGHEST RANKED HABITAT LETTER**

227 Chair Theis said that if everyone is satisfied with the material, including the ranking of the  
228 properties (about 7/8 pages), he would get a quote for printing from Gnomon Copy for 110  
229 copies and the map.

230  
231 ***Vice-Chair Green MOVED to send the material to the 100 landowners.***  
232 ***Seconded by Mr. Welenc***

233  
234 **Roll Call Vote:**  
235 **Shirley Green (Vice-Chair), Jerold Theis (Chair), John Welenc all voting Yea.**  
236 **None voted Nay.**  
237 **None Abstained.**

238  
239 *\* The Vote on the MOTION was approved (3-0).*  
240

241  
242  
243

244 **Chair Theis *MOVED* to get a quote from Gnomon Copy for the materials that will be sent**  
245 **to the 100 landowners.**

246 ***Seconded by Mr. Welenc***

247

248 **Roll Call Vote:**

249 **Shirley Green (Vice-Chair), Jerold Theis (Chair), John Welenc all voting Yea.**

250 **None voted Nay.**

251 **None Abstained.**

252

253 ***\* The Vote on the MOTION was approved (3-0).***

254

255 Chair Theis said he will get a quote and should have it for the September meeting to vote on for  
256 sending it out. Chair Theis said he plans to have members address manilla envelopes (CC will  
257 pay for the postage and envelopes). Vice-Chair Green said she felt hand-addressed items were  
258 more likely to be opened.

259

260 **VI. OLD BUSINESS:**

261 **A. DES request for more information for wetland permit standard Dredge and Fill for 12**  
262 **Melendy Lane, tax map # 21, lot #48**

263 Chair Theis said that there is a list of requirements from DES for the wetland permit Dredge &  
264 Fill at 12 Melendy Lane.

265

266 **VII. NEW BUSINESS:**

267 **A. Review of Shoreland Permit proposal for tax map 17, lot 26**

268 Vice-Chair Green asked what is it they want to do. Chair Theis said they hope to build  
269 something along the shoreline.

270

271 **B. Review of Shoreland Permit application for tax map 17, lot 24**

272 Chair Theis said that this is another request for more information. DES is keeping up with these  
273 places.

274

275 **C. DES request for more information for Shoreland application tax map 47, lot 41**

276 Vice-Chair Green asked if this was a small lot. Mr. Welenc said that it was a larger lot. Vice-

277 Chair Green said it may look like a big lot on the map, but it is very small for any kind of

278 development. Vice-Chair Green asked what the landowner wants to do. Chair Theis said the

279 DES is requesting more information. Mr. Welenc said it was not well explained. Chair Theis said

280 that the note he has said that the shoreland application meets or exceeds the RSA.

281

282 **D. Review of Seasonal Dock permit for tax map 47, lot 1 on Crystal Lake.**

283 Chair Theis said Mr. Regan wants to build a U-shaped 54' dock due to the inability to launch  
284 boats from the shore (a very shallow area). He had given this to the Crystal Lake Association.

285 Vice-Chair Green said she thought they may approve it with stipulations. This is a very shallow  
286 area.

287

288 **E. Review of Dredge and Fill wetland permit Oak Hill Rd, tax map 9, lot ROW**  
289 **replacement of culvert with a Bridge by the town of Enfield.**

290 Chair Theis said he had asked Public Works Director, Mr. Jim Taylor if once the bridge is in if  
291 they will continue to sand. Mr. Taylor said they will continue to sand, due to ice on the bridge.

292

293 **F. Review of gravel pit permit application tax map 1, lot 10**

294 Chair Theis said this is for Mr. Art Conkey who wishes to open a new gravel pit. Chair Theis had  
295 sent a letter to Mr. Conkey asking for permission to enter the property to review the beaver dam  
296 there as well as the drainage from Eastman. Chair Theis said he had not yet received a receipt of  
297 the letter which he sent on July 15. Chair Theis read the letter. Chair Theis said this property lies  
298 over a major aquifer. Vice-Chair Green clarified that Mr. Conkey never replied. Chair Theis said  
299 he did not reply. He said that he had also not received a return receipt that Mr. Conkey received  
300 the letter.

301

302 Chair Theis read Chapter 155-E Local Regulation Excavations

303 Title 12 – Public Safety and Welfare

304 Item #6 – where the excavation would damage a known aquifer the regulator should not grant a  
305 permit.

306

307 Chair Theis said if gravel excavation is capable of damaging that aquifer, the Planning Board  
308 should not issue a permit. The area has not been mined for 19 years and does not have  
309 grandfathered status any longer (it has been more than 2 years). Chair Theis said he believed Mr.  
310 Rob Taylor, Land Use Administrator, had said it was grandfathered in, but Chair Theis believes  
311 it is not. Chair Theis said the regulation regarding the aquifer prohibits the project going forward  
312 as well. Chair Theis provided copies of the regulations regarding drinking water for members to  
313 keep and review.

314

315 **G. Intent to Cut wood or timber: tax map 14, lot 48-2**

316 Mr. Welenc said there had been a lot of cutting in this area. Chair Theis said yes there had been.

317

318 **H. Correspondence: From Harrison Drinkwater regarding water wells in Enfield.**

319 Previously read during the joint session of the meeting with Canaan Conservation Commission  
320 members.

321

322 **I. Aufiero regarding major subdivision conceptual hearing for map16, lot 12 Mud Pond**

323 Mr. Welenc said this one caught his attention. Chair Theis said the Town of Enfield owns several  
324 neighboring properties. Mr. Welenc said this is a high-value habitat. He said he went up Mud

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325 Pond Road and stopped at one of the houses there and alerted the homeowner as he had heard  
326 Mr. Kovacs plan to develop the property.

327

328 Ms. Banker explained that this property had come to both the Zoning Board and Planning Board  
329 in September 2021. She provided some detail about the two cases and their outcomes from  
330 minutes for those two boards.

331

332 **J. Alan Strickland regarding Loon Reproduction on Harris Brook Pond.**

333 Mr. Strickland shared that a loon chick had been born on Harris Brook Pond. The chick was  
334 captured and banded, then returned.

335

336 **VIII. OTHER BUSINESS**

337 A. Chair Theis said that he got a letter regarding the Pettola property and planting vegetation.  
338 Vice-Chair Green said she believed a company that was required by DES was previously listed  
339 by the Pettolas. Vice-Chair Green asked if the deadline for this is August 16. Chair Theis said he  
340 believed it was July. He said he believes the DES has a small amount of manpower to keep up  
341 with the situation.

342

343 B. Chair Theis said that the trust account has enough funding to cover the cost of the Highest  
344 Ranked Habitat letter.

345

346 **IX. NEXT MEETING:** September 1, 2022

347

348 **X. ADJOURNMENT:**

349

350 *Chair Theis MOVED to adjourn the meeting at 8:42 p.m.*

351 *Seconded by Mr. Welenc*

352

353 **Roll Call Vote:**

354 **Shirley Green (Vice-Chair), Jerold Theis (Chair), John Welenc all voting Yea.**

355 **None voted Nay.**

356 **None Abstained.**

357

358 *\* The Vote on the MOTION was approved (3-0).*

359

360 Respectfully submitted,

361 Whitney Banker

362 Recording Secretary

363