



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Conservation Commission Meeting Minutes

June 9, 2026

Old Town Hall

Meeting opened at 6:35 p.m.

Members Present:

Jim Keegan, Chair (2027) Kate Buzard, Clerk (2028) Tracy Donovan-Lavolette, Vice-Chair (2029)
Jonathan Sindorf, Selectmen's Liaison

Pledge of Allegiance

The meeting opened with the Pledge of Allegiance.

Approval of Minutes

On a motion by **Tracy**, seconded by **Jim**, the **May 2026 minutes were unanimously approved.**

Financial Report

Kate presented the monthly financial report.

- **Conservation Fund balance:** \$72,694.16
- **Expenditure:** Payment made for the **Town Forest Management Plan** (previously approved).
No additional expenditures were reported for the period.

Membership Renewals

- The Commission approved payment of **\$100.00** to renew its membership in **Moose Mountain Regional Greenways.**
- The Commission agreed to renew its **NHACC membership** upon receipt of the invoice.

Laptop Request

Kate reported that she sent an email to Kim and the Board of Selectmen outlining the Commission's need for a dedicated laptop for official work.

Jonathan stated he would follow up on the request.

Town Forest – Piper Mountain Access Concerns

The Commission discussed reports that a property owner near the Piper Mountain Town Forest has posted **No Trespassing** signs in a manner that may give the impression that access to the Class VI road is prohibited.

Jim noted that:

- NH Fish & Game cannot direct a landowner on how to orient their signs.
- Under state law, **landowners may not post regulatory signs**, as regulatory authority rests with the governing body.

The Commission expressed concern that the signage may be misleading to the public and could discourage lawful access to Town Forest lands.

Action Items:

- Clarify the legal status of Mountain Road.
- Review RSA language regarding signage on or near public ways.
- Invite the property owner to a future meeting.
- Schedule a field trip to the Town Forest parcels.

Agenda for Next Meeting

Kate asked whether the Commission would like an agenda prepared for future meetings. Members agreed, and Kate will prepare an agenda for the next meeting as a trial run.

Tanglewood Watershed Protection Area

Kate gave a brief presentation on the Tanglewood Watershed Protection Area.

Jim commented on beaver activity in the area and noted that the Road Agent had recommended removing the culverts.

Kate requested authorization to approach the Board of Selectmen with the following proposal:

- **Merge the Town-owned Tanglewood parcels with the Conservation Commission parcels for joint management,** and
- **Request at Town Meeting in March 2027 that management be placed solely under the Conservation Commission.**

Motion: Tracy moved to authorize Kate to bring this proposal to the Selectmen. Kate seconded.

Vote: Motion passed **unanimously by roll-call vote.**

Discussion of Potential Sale of Tanglewood Lots

Jim raised the idea that selling certain Town Forest lots could generate significant revenue for future conservation projects.

Tracy referenced the “three-year rule.”

Kate noted that such strategies were more feasible prior to a **2020 court case** that changed the legal framework. She will research the case and report back at a future meeting.

Septic and Short-Term Rental (AirBNB) Warrant Articles

Jim suggested that the Conservation Commission should consider involvement in any proposed septic or AirBNB warrant articles, especially those affecting lakefront properties. He noted that higher standards may be appropriate for properties located on the lake.

Restore Brook Trout Initiative

Jim mentioned the **Restore Brook Trout** projects funded by hunter and angler conservation dollars.

➤ Additional Discussion Items

- Kate noted uncertainty about whether the Selectmen’s Liaison has voting authority on the Commission; this will be clarified.
- The Commission will continue refining the **mission statement** at the next meeting.
- The Commission will determine the **status of Town Forest roads** and **set a date for a field trip** at the next meeting.

Adjournment

On a motion by **Jim**, seconded by **Tracy**, the meeting was adjourned by unanimous vote.

Next Meeting: July 14, 2026 (second Tuesday), 6:30 p.m.

Minutes respectfully submitted by:

Kate Buzard, Clerk