

**Meeting
Tilton Conservation Commission**

First Floor Meeting Room

November 17, 2025

MINUTES

Present: Chuck Mitchell, Jim Cropsey, Helen Hanks, Bob Hardy, Paul Rushlow, and Kathi Mitchell

Guests: Peter Spear, Peter Madsen, Matthew Morris, Pauline Tessier

The chair opened the meeting at 7:04 PM

1. Minutes: Jim made a **motion** to accept the October minutes as presented. Bob seconded the motion, and the minutes were accepted as printed.

2. Old Business:

a) Salmon Run – The chair has texted Dylan McGuffin about work planned to clear trees and invasives at the dam. The town will need an invoice from him. Chuck will contact Tim Pearson as well.

b) WRTA – There was an email from Scott Hilliard (town administrator) about NH DOT giving permission for the temporary use agreement for oil spill mitigation at the I-93 crash site.

c) Conservation Easements – Members discussed the names of property owners who might be interested in placing a conservation easement on their property. The TCC will continue to discuss how best to communicate with them. The selectboard has already approved placing a conservation easement on the town-owned Silver Lake property. There may also be a need to clarify the language on the Lawrence property. Helen and Kathi will work on possible language for both.

d) Sanborn Road Self Storage R 19 Lot 15-2 – Peter Madsen from Keach-Nordstrom Associates presented information about a plan to build six buildings on property adjacent to Sanborn Road. The storage buildings will cover 50,000 square feet but will not encroach the two wetland areas which were delineated by Cynthia Balcius. There is a wildlife corridor by one wetland which will not be disturbed. Mr. Madsen stated that no salt or chemical de-icers will be used on the property. Snow storage issues were discussed. It appears that snow storage may be located within the 75 foot area around the proposed well which might violate state regulations. Snow coming off the proposed metal roofs of the seven buildings could be a problem in heavy snowfall events. There were questions about where the excess snow could be stored without impacting the wetlands. The slope of the roofs was reviewed. The access road has a ditch, and the culvert will be re-sized. An Alteration of Terrain permit will be needed. A detention pond is being proposed that will be sized for hundred-year storms. Oil-water separators for the catch basins were recommended by the commissioners. The septic system needs to be 125 feet from the wetlands to accommodate Tilton zoning regulations.

3. Pauline Tessier – At last month's meeting, there was a question about the extent of the milfoil infestation at the boat ramp near the Holiday Inn. Ms. Tessier discussed the matter with NH DES, and they will check on adding it to the Silver Lake plan for the summer of 2026. Pauline plans to

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meet with the Northfield Conservation Commission in December to see if they could assist with the treatment costs. The site is located in the river which is shared by both Tilton and Northfield. The TCC has agreed to assist to the extent possible.

4. New Business: There was no new business.

5. Correspondence:

- a) FERC Notice October 16 – Ayers Dam
- b) Emails/video from concerned citizen – re: clear-cutting along the Winnepesaukee River riverbank
- c) Invoice from Hoefle Phoenix Gormley and Roberts, PLLC
- d) NH DES James Morris 35 Cedar Street property – Application for Groundwater Management Permit and Addendum September 6
- e) Email from Peter Madsen re: Sanborn Road R 19 Lot 15-2 Self-storage Facility
- f) Email from McKayla Ordak, TriLeaf Corporation re: new antennas at 25 Prospect Street
- g) Emails from Scott Hilliard re: Manville Road asbestos removal and cleanup plans

6. Introduction of Matthew Morris who attended tonight's meeting as an interested resident who wishes to be involved in town activities. The commission asked for his information and will be in touch with him.

7. Non-Public: At 8:17pm Helen made a **motion** to go into non-public session and Bob seconded the motion. 91:A-3 II (I) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present. Roll call: Helen-yes; Bob-yes; Jim-yes; Paul-yes; Chuck-yes. At 8:40 pm Helen made a **motion**, seconded by Bob, to come out of non-public session. Roll call: Helen-yes; Bob-yes; Jim-yes; Paul-yes; Chuck-yes. A motion was made by Jim, and seconded by Bob, to pay the attorney and to make the attorney-client information public so the public will understand the content and intent of the language in the covenant. The motion was approved.

8. Other:

- 1) Items of interest and concern were discussed, including details for the December meeting.

Helen made a **motion**, seconded by Bob, to adjourn the meeting at 8:51 PM and all were in favor.

Respectfully submitted by Kathi Mitchell