

Sharon Conservation Commission

May 26, 2026 Minutes

On Tuesday, May 26, 2026, a regular meeting of the Sharon Conservation Commission was held at the Sharon Meeting House on Route 123 in Sharon, New Hampshire at 6:30 p.m. In attendance were Anne Booth, Megan Cahill, Anne Fischer and Belinda Backstrom. Joy Fletcher of the Monadnock Conservancy joined as a guest.

Minutes: Approved no changes.

Most recent fund balances as of 5/29/2026:

Conservation Fund	Interest \$119.27	Ending Balance \$141,258.69
Town Forest Fund	Interest \$ 63.27	Ending Balance \$ 74,940.13

Town Forest CE: A discussion was held about a conservation easement on Town Forest with Joy Fletcher, conservation project manager at Monadnock Conservancy. Joy researched the deeds on the Town Forest parcels and told us that, while deed restrictions offer a level of protection, there are some tracts that have no deed restriction. 700 of the 900 acres (approximately) are protected with deed restrictions—leaving about 200 acres with no protection.

Former Blair property has none. 4-14 and 4-14G, 4-8 and 4-5 have none. Need to check 3-47 to see if restricted.

Town owned property with deed restrictions can be hard to develop especially if it is very clear it is for town forest land. Those with no deed restrictions can be developed.

Funding: Conservation value is different for municipalities because it will not be claimed as a tax deduction. Other two cost components are transaction costs and survey work. Surveys on abutting landowners deeds are not a good way to show Town Forest boundaries. Knowing the precise boundaries is important if we want to monitor to make sure no encroachment. A surveyor would mark boundaries, then Monadnock Conservancy (assuming they hold easement) would put up Monadnock Conservancy easement signs.

Another advantage to having a survey is that the acreage is currently unknown. Surveyor will do a deep dive into deed references, look for encumbrances and liens on property and will find right of ways to properties.

Survey expense is the most substantial cost of a CE. We would seek a grant for survey.

Other costs: Legal may be a few thousand dollars for deed drafting. Monadnock Conservancy has title exams done by Main Street Title.

Recording at registry of deeds: about \$100

Monadnock Conservancy would look for DES issues such as a spill. \$400 if there's an open DES issue within one mile of property. Baseline documentation report.

Transactional costs: \$15K?

Stewardship fund: If town can contribute, Monadnock Conservancy holds it for legal expenses, etc. Unknown--\$12 to \$15K. Could be more.

Funding: Mooseplate grant funds up to \$35K. Apply for survey now. Base grant application on protecting wildlife corridors, water resources. There's also an Appalachian grant program that we need to look into.

There was a question about putting an easement on just 6-7 and 4-14 and 4-14, but costs would be similar. Stewardship funds would be less. Could survey just those parcels and save some; however, they would be different easements. Too small for separate easements. Joy will look at deeds on purchases. If there was intent for it to be conservation land, then that's a level of protection.

Conservation District and conservation subdivision: (save for future discussion). Discuss sample ordinances that Barbara Richter sent; Planning and Zoning boards involvement

Nottingham:

Aquifer protection district:

Critical Wetlands - Critical wetlands are those areas identified on the Wetlands Map of the Nottingham Natural Resource Inventory dated 5/27/99. Actual determination of Critical Wetland boundaries will be determined by onsite delineation of wetlands according to the standards of the NH Department of Environmental Services Wetlands Bureau Administrative Rules by a New Hampshire Certified Wetlands -14- Scientist. There shall be no development in the Critical Wetland or the 100-foot buffer to the Critical Wetland. All structures will be set back 100 feet from the Critical Wetland boundary.

Harris Construction information: On April 28, 2025, Harris Construction submitted an after-the-fact Alteration of Terrain (AoT) permit application to NHDES for the excavation Harris had been working on within the 190 acre Sharon (former Bonsal) parcel. The excavation had been ongoing despite the fact that Harris had not submitted an alteration of terrain permit application to either DES or to the Town of Sharon. Harris maintains that they are exempt from the Town permitting process based on RSA 155-E:2, III.

On June 18, 2025 DES sent Harris a Request for more Information detailing several issues in the AoT that still needed to be resolved. Harris provided more information to DES but on April 14, 2026 DES sent Harris a Second request for more information.

While the DES AoT is still incomplete Harris can't resume work on the Sharon excavation despite the Hillsborough County Superior Court judge's recent injunction favoring Harris's argument that under RSA 155-E2, III, which governs Stationary Manufacturing and Processing Plants,** they are exempt from having to obtain an Alteration of Terrain permit from Sharon.

****No permit shall be required under this chapter for excavation from an excavation site which on August 4, 1989, was contiguous to or was contiguous land in common ownership with stationary manufacturing and processing plants which were in operation as of August 24, 1979 and which use earth obtained from such excavation site.*

Town Forest management plan: Mike Gagnon emailed a questionnaire—homework for each conservation commissioner to complete before June meeting. Mike G. suggested selecting a forester that we plan to work with for the next decade or more. ConsCom intends to select three foresters from which we'll seek proposals (to be discussed at June meeting).

Reminder of upcoming event: Rindge and area conservation commissions: Thursday 6:30 to 8, Cathedral of the Pines, Wildlife Corridors with Hailey from UNH Cooperative Extension and Moosewood (Jeff and Stephen)

Upcoming Selectboard and Planning board meetings: Selectboard June 2 and 16, 5:30. Planning board June 9, 6 p.m.

Other:

For future discussion-- Monetizing carbon capture and Hemlock health in forest

Executive session:

**Next regular meeting will be held at the Sharon Meeting House
Route 123 Sharon, New Hampshire at 6:30 p.m. on Tuesday June 23, 2026.**