

Tilton, NH Conservation Commission

Easement subcommittee

1/29/26 draft minutes

Present: Bob Hardy, Matt Morris, Ken Norton (scribe), Paul Rushlow, and Kathi Mitchell

Meeting began at 6pm at Tilton Town Hall – first floor meeting room

As discussed at the Con Comm meeting of 1/19/26 the purpose of the meeting was to review available maps and information related to better understand and prioritize areas in Tilton to consider for land conservation.

Information reviewed included:

- Spread sheet of land in Current Use prepared by Tim Pearson
- GIS map of town land
- Aerial Maps of Tilton
- Maps of wildlife corridors
- Maps of prime wild life habitat
- Maps identifying aquifers and wellheads

Discussion followed about considerations for identifying property with high conservation desirability. These include (Listed alphabetically)

- Abutting/adjacent to/proximity to land already preserved/conservation easement
- Agricultural/active Farmland
- Aquifers/well protected areas
- Forested (undeveloped)
- Size (large acreage)
- Wetlands
- Wildlife corridors
- Wildlife habitat
- Shorefront/riverfront

Based on these traits identified above, we reviewed maps and discussed general areas within the town as well as specific properties.

We then discussed plans for a future educational forum to be held in town this spring, with a purpose of providing interested land owners with information about different ways land can be conserved. While the Conservation Commission would host the meeting, we would invite Lakes Region Conservation Trust and/or the Society for the Protection of New Hampshire Forests to share their expertise about the methods of conserving land. The goal would be to identify landowners who are interested in conserving their land and together with LRCT or other organizations, assist them with doing due diligence to proceed with a conservation easement. Due diligence may include:

- Identifying anticipated closing costs including:
 - A Survey – to define what part goes into the conservation easement (especially if partial property
 - Survey should include refresh or create boundary markers
- Appraisal (determine fair market value for tax purposes)
- Stewardship endowment for monitoring land

Meeting adjourned at 7:35 pm

Respectfully submitted by Ken Norton