

**Meeting  
Tilton Conservation Commission**

**First Floor Meeting Room**

**July 20, 2026**

**MINUTES**

**Present:** Chuck Mitchell (chair), Helen Hanks, Jim Cropsey, Ken Norton, Peter Spear, and Kathi Mitchell

**Guests:** Matthew Morris, Bridget Elsemore, Pauline Tessier

The chair opened the meeting at 7:00 pm

- 1. Bridget Elsemore** from Hoyle Tanner for **522 West Main Street solar farm** – The solar farm developer plans to subdivide the property into two parcels. The solar farm parcel will have 100 foot frontage on Route 3, and the current owner will keep the second parcel which includes the “boot” along the river. The developer will need to impact wetlands for access to the parcel to be developed. There is a Phase 2 archeology study to be performed, but there no endangered species are listed for the site. The wetland impact will include a box culvert over a stream with block walls to cross. It will have an eleven-foot span. Wildlife corridors will follow the power lines. There were several questions about the various wildlife corridors on the property and whether they would be preserved. There will be seven-foot high chain link fences but wildlife should be able to travel to the water. There were questions about the size of the space under the fence needing to be increased so smaller animals would be able to travel across the property. It was suggested that they check the state wildlife maps for this parcel. They will use pollinator seeds for grass. The commission requested that data for 100-year storms be included since that intensity of storm has been steadily increasing over the past few years. There was a question about whether lithium batteries would be involved, but the applicant was unsure. Conservation commission members expressed concern about possible fire/explosion issues. There will be remote monitoring – no one will be on site. They will also need a shoreland impact permit, as well as an Alteration of Terrain and stormwater management plans. The panels will be 13 feet off the ground and will be attached with soil screws. The panels will slope to the south. The developer will need to cut a significant number of trees and remove stumps. There was a review of the previous owner’s activities and past remediation of the site. There is an intermittent stream on the property and members asked if there were any fish present. There was a question about whether any part of the property was in the FEMA flood zone mapping. The conservation commission requested that the developer return to the TCC after final details are worked out with the various permits that will be needed.
- 2. Pauline Tessier** for Milfoil Removal – Pauline reported about the milfoil cleanup at the boat launch ramp shared by both Tilton and Northfield near Route 140. Two hundred gallons of milfoil were removed in a ten-foot swath from the boat ramp to the river. The milfoil was concentrated at the boat launch area which is relatively stagnant. The costs were discussed. Helen made a **motion**, seconded by Kathi, to match the State of NH DES portion of the cost up to \$4000 for herbicide treatment costs. The vote was: Ken - yes; Jim – yes; Helen – yes; Peter – no; Chuck – yes. There was a discussion about continuing the clean-up next year. Tilton will need to contact NH DES about participating in the state-funded 50-50 match program. Pauline offered to assist the TCC. We are grateful to Pauline and the Belmont Conservation commission for their continued work to keep our waterways free of invasives.

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3. **Minutes:** Jim made a **motion** to accept the June minutes as presented. Ken seconded the motion, and the minutes were approved.
4. **Old Business:**
- a) **Salmon Run** – Jim’s wildflowers are flourishing at the site this summer.
  - b) **WRTA** – The Tastes of the Trails event will be held on October 8 at the Elks Club in Franklin. They are also redoing kiosk signage using Cross Mill as a model. The East Tilton kiosk will show people where the trail continues, including a QR code. As WRTA plans for the future, they have been looking at a path from Route 140 to the NH DOT Park “N Ride. Irving Oil Company has indicated they will include a sidewalk in their proposed renovation. Tanger may upgrade some of the sidewalks on their side.
  - c) **I-93 Cleanup** – The cleanup has been completed, including soil removal. The fencing still needs to be replaced; the town administrator is working on this.
  - d) **Conservation Easements** – The educational meeting with landowners, land trust representatives, and Amy Manzelli has been scheduled for Monday, September 14 from 7-8 pm at the Police Station (also Helen’s birthday). Ken will provide cider and the Mitchells will offer cookies. Chuck will attend the next Selectboard meeting to inform and invite them to attend.
  - e) **Easement monitoring** – There was a discussion about easement monitoring. Helen made a **motion** to designate Matthew Morris as a volunteer to monitor easements held by the town of Tilton. Ken seconded the motion, and all were in favor.
5. **New Business:**
- a) **Structures on Salmon Run** – There was a discussion about the conditions listed in the two deeds (State of NH and Belair Trust) for the Salmon Run property. It is clear that no permanent structures are permitted on the property and the intent of both purchases was that the property was designated solely for conservation use and for light recreation which is defined as easy, low-impact physical activities like walking, stretching, or casual biking and is safe for all fitness levels. The commissioners reaffirmed that this was the original intent and this continues to be the requirement in the deeds.
  - b) **Sanborn Road** – The plan was for personal storage units, but the property has been sold. They are now talking about business storage (contractor bays).
  - c) **NH DES Wetlands updates**
  - d) **Amazon warehouse** – Report from Jeffrey Madon – weekly updates
6. **Correspondence:**
- a) **NH DES Paige Sousa re: 3M 1 Paper Trail**
  - b) **Email from Scott Hilliard to Parks about possible construction on Salmon Run**
  - c) **Youssef property 528 Laconia Road response to NH DES 2021-02122**
  - d) **NH DES File #2026-01767 - 44 Lakewood Drive - Lori Carroll - Standard Dredge and Fill application**
  - e) **NH DES File #2026-01006 Adjacent to 850 Laconia Road - Standard Dredge and Fill seasonal docks approved**
  - f) **AoT reports for Business Park Drive**

5. **Other:** none

Ken made a **motion**, seconded by Peter, to adjourn the meeting at 7:52 PM, and all were in favor.  
Respectfully submitted by Kathi Mitchell