

Cornish Conservation Commission  
\*PUBLIC HEARING MINUTES  
Monday, November 13, 2023,  
6:00pm, Cornish Elementary School Library

*\*The notice to this public hearing is attached to these minutes.*

Attending

CCC Members: Corey Fitch, Chair; Jody Schubert, Co-Chair; Linda Leone, Secretary; Reyer Jaarsma, Glenn Griffin

CCC Alternate Members: Bob Taylor, Robin Kilfeather-Mackey, Julie Foote, Rickey Poor

Public: Jerry Roy (abutter to the south), Heidi Jaarsma, Jim Barker, Kathleen Maslan, Dick Wood (northwestern abutter), Sylvia Platt and Nelly Palmer via zoom

Guest via Zoom:

Craig Privett, Upper Valley Land Trust, Project Conservation Manager

Absent: Cindy Heath, member; John Hammond, Select Board representative

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1. 6:03pm Call to Order by Corey Fitch.
2. Hooper Easements. Corey explained that even though Cornish will not be holding any interest in the lands themselves and are not required to hold a public hearing, the Commission felt it would be in Cornish's best interest to inform the Town in this way. Corey introduced Craig Privett, Upper Valley Land Trust (UFLT) Project Conservation Manager who is in charge of the project.
  - a. Craig Privett: UFLT serves four towns on both sides of CT River; in Cornish they have 1100 acres under easement. In May 2023 the Hooper Homestead was conserved, a 12-acre parcel with a homestead. UFLT is now seeking an \$11,500 contribution from the Commission to help pay the costs of placing easements on the remaining 2 parcels (North and South). The primary land values to be protected are tributaries along east and west portions of the easement, receiving 75' riparian buffers on both sides. These buffers will be considered special treatment areas whose protection will mitigate slope erosion and enhance water quality. Much of the land has been ranked as having among the highest wildlife habitats by the state. The north piece is 28 acres of which 3.7 are reserved for a homesite. The south piece is 28.2 acres with a 4.1-acre homesite. Reyer asked whether the 75' riparian buffers would block access for forestry; Craig noted that there was a crossing already incorporated into the class VI roadway, and access over the waterway is available; this access right is preserved in perpetuity. Heidi Jaarsma asked if the class VI road could become a class V road. Craig said this would be outside the purview of the easement. Jody Schubert asked where the access to the other two homesites would be. Craig said access to the north homesite would be from 12A where there is a pre-approved accessway. To the south, there is an access right of way through the existing driveway. Craig read Mark (Hildreth) Hooper's personal narrative relative to

his reserving the lands. Craig presented the budget, noting that for every conservation easement UULT sponsors, UULT requires a contribution to their Stewardship Fund which is residual in perpetuity to defend and maintain their interests (annual monitoring, to pay court/legal costs should issues arise, etc.). Glenn Griffin asked what are the terms of the north and south easements in terms of public access to the land. Craig said this will be left up to the discretion of the landowners. The class VI roadway is open to the public, but access to the easement parcels is governed by their owners.

- i. Next Steps: the Cornish Conservation Commission will vote on this at its next meeting on November 29, 2023.
3. NRI Maps. Corey explained that the Conservation Commission has a proposal from Upper Valley Lake Sunapee Regional Planning Commission with estimates for: 9 updated maps for \$2,200; a cultural and historic resources map for \$320; a co-occurrence map at \$480. Also being considered is a zoning and a climate resilience map. The Commission would be looking at up to \$5,000 for this map proposal. It is planned that map updates will be complete by the end of February 2024.
4. The meeting was adjourned at 6:32pm.

**NOTICE: Cornish Conservation Commission Public Hearing**  
**Hooper Easements and NRI Maps**  
**Monday, November 13 at 6:00 pm**  
**Cornish Elementary School Library, 274 Town House Rd, Cornish, NH**  
**and via Zoom**

**HOOPER EASEMENTS**

In December of 2018, Mark Hooper, who grew up in Cornish but currently resides in Chico, CA, inherited a 62± acre parcel of land that had been owned by his family (the Hildreths) since at least 1835. The land is located within the Cornish Art Colony area off of NH RTE 12A and the Class V and Class VI portions of Hildreth Lane. Mark has subdivided the parcels into three lots and is donating a conservation easement on each lot to the Upper Valley Land Trust (UVLT) to honor his family's love of this land in Cornish. Mark has already completed the donation of his first conservation easement and is now working to donate the remaining two.

UVLT is requesting a contribution of \$11,500 from the Cornish Conservation Commission to help cover a portion of Mark's costs towards project expenses. The value of the conservation easements is being generously donated by Mark to UVLT. The conservation easements will protect land that is primarily forested. The collective sum of the three parcels is just under 50 acres. The lands have been identified as having "Highest Ranked Habitat in New Hampshire" in the 2020 Wildlife Action Plan. A house site area has been reserved on each of the three properties that is largely excluded from the easement's restrictions with the exception that they may not be further subdivided away from their lots.

**View maps and read more at [bit.ly/cornishconservation](https://bit.ly/cornishconservation)**

**NRI MAPS**

The Cornish Conservation Commission is in the process of updating Cornish's Natural Resources Inventory (NRI), which includes updating and creating new maps. The Commission has been working with the Upper Valley Lake Sunapee Regional Planning Commission on the maps and will be voting to spend up to \$5,000 for them to complete the mapping portion of the NRI. **View the project scope at [bit.ly/cornishconservation](https://bit.ly/cornishconservation)**

*This hearing is open to the public. All are welcome.*

*Zoom link and more info is available online at [bit.ly/cornishconservation](https://bit.ly/cornishconservation).*