



Town of Candia
Conservation Commission
74 High Street
Candia, New Hampshire 03034
(603) 483-8101

December 16, 2025 Meeting Minutes- Unapproved

Vice-chair Leon Austin called the meeting to order at 7:06pm, followed by the Pledge of Allegiance.

Present: Leon Austin, VC, Tom DiMaggio, Ryan Young, Ron Laverdure, Gary Bashline, Alt., Admin. Assist. Janet Lewis

Absent: Jui Lindsey, Carol Howe

Guests: Jim Franklin, Surveyor

Public Comment Period: Jim said when he had looked at the RFP, for the Dennis Lewis Town Forest and the other town owned lots on New Boston Rd., he went to the Board of Selectmen and informed them that he did not believe that a survey needed to be done on those. On the maps he distributed, all the lots with hatching on the map have been recorded at the registry of deeds. He said why spend the money when this has already been surveyed. It would just take someone who is familiar with land marks, boundaries, and maps to go out and find these. Then mark them, blaze them, and paint the lines. In 2009, he contracted with the town to do the Mary Girard land on Deerfield Rd. Looking at the map, you will see there are areas that were labeled as in contention. The Selectmen said there are these parcels labeled as in contention. Jim asked, who says they are in Contention? It was determined that Mary Girard's husband said they were. Jim did get all the research that Mr. Girard had done. A meeting with the Selectmen, Jim and the Town attorney was held to decide what to do with these lots, shown on the map. The town Attorney said to have a letter transmitted to the last known address of the land owner. When the letter comes back as undeliverable, put it in the statutory file that is for unpaid taxes. According to Selectmen Brock, Selectmen in 2009, that letter was never done. We did do research and determined who owned it. Having a town land merger across a town road could bring up problems in the future. Specifically, looking at the land area that was the old landfill, it was surveyed when it was closed as a requirement of the federal government. (Lot 406-101) If there was ever a problem with that site, the town would not want it to carry over to the rest of the town properties there. In the town office there should be paperwork regarding the closure of the landfill. The land in contention he does not believe there is enough information to have it be questioned by anyone at this point in time. Jim stated that the Selectmen are willing to work

with the CC however they want to do this.

Jim referred to the letter he submitted on Nov. 10, 2025 which states what he is proposing for the work to be done. Using the GPS that he has, he does not see a problem going out and finding these markers. He would report back to the CC with information gathered on a regular basis until completed. Jim said he is not in favor of including the landfill site, but it is up to the CC. Leon responded saying the three lots that are the D. Lewis Forest, He would agree on merging all three of those in a conservation easement. The others on the other side of New Boston Rd. he said, might be too complicated to do. Jim said that in 2009 when he was surveying the Mary Girard piece, he had put monuments at each of the boundaries on the town owned properties. Leon stated that the ultimate goal is to protect the land from being developed. No one is going to develop in a swamp, no one would be on a landfill. Jim noted looking at the whole watershed up into Deerfield, it is all protected in easements already. It is quite unlikely that the other parcels behind the landfill lot would be developed, and there is the Lamprey River Management included in that area. The two lots (406-100-1 & 406-103-1) could be combined. Jim suggested doing a boundary line agreement with the Youngs property (406-104). This is an agreement between two owners that agree on where the boundaries are going to be. See page 2 in Jim's letter under AGREEMENTS. The areas in contention go back into the 18th century and it is possible there was a deed. It may have never been recorded. It is not a law that says they have to be recorded in the State of NH. He said there is a process called Quiet Title that can be used to take these out of contention. He explained how that works. These are things to talk over with the town attorney and what it might cost. Ryan questioned the parcel his parents' house is on, they had a mortgage that would have had to have the specific boundaries. That was forty years ago. Jim said that when there is a title search, they only have to go back forty years or until there is a marketable title. These properties are not recent and can be found in the registry of deeds. (the Young's property). Leon asked about having a conservation easement cross over a road? Jim said New Boston Rd. is a rangeway. Rangeways were set aside for ways for people to get access to the lots that were laid out in the original town grant of 80 acres each. In essence rangeways are roads. The rangeways were laid out 66 feet wide and left there for access to the lots. Each town addresses the issue of road ownership differently. Ryan said he would do what he could to speed up the process for the boundary dispute. Leon said he suggests the boundary agreement to be the easiest way to proceed and to consult with the town attorney.

To finish, it would be best not to do a survey on the town land. Jim said it is done already. Ron asked about the parcels in contention on 406-100 & 406-103-1. Jim said he had found the deeds and could trace them back. They are to be considered part of the town land properties. Jim said he put in his proposal not to exceed \$15,000. He did not think it will be that much. He said to ask about the company that did the D. Lewis flagging. What that paperwork entails. He might not have to do anything over there.

Regular Business:

1. Minutes of previous meeting – One amendment to the minutes, add Gary's name. Tom made a motion to accept the minutes as amended. Ron seconded. Leon abstained. All in agreement. Motion passed.
2. Wetland Permit Applications -None
3. Land Use/Wetlands/Enforcement Issues – Nothing presently

4. Correspondence – None
5. Budget Update/ Increase & Approvals – turn in any bills before the end of the year.
6. Conservation Easements/Water Resources –none
7. Forest Management-Ron had a discussion with the SNHPC about the old landfill on New Boston Rd. He said if we wanted to have the old dump tested to identify, what if any, issues exist on it. That would be free. Planning for remediation, most likely paid for. By the EPA. Remediation has no guarantees of funding, although there could be funds for it. Leon asked if there is a commitment to do this if it is tested and identified? Ron said no. He said it is prudent that we address the dump. There may be issues there. He suggests moving forward with SNHPC, with EPA, and BOS to meet and explore the options and to share information. (See Ron's email also.) Leon said it would be good to present this to the BOS initially. Have them meet with the other groups and we could make a recommendation, but it would be a Selectmen's decision. Tom brought up the question about the abutting property having their water tested. Is that being done.? And does the Lamprey River Management test also? Leon said to meet with the BOS is the first step.

Old Business:

1. GIS mapping – nothing new
2. Fund Grant applications – nothing new
3. Calendar updates- Sales are going well.

Other Business:

1. Barry Camp update –nothing new
2. Scheduled hikes/trail work – Nothing planned at this time

Tom made a motion to adjourn. Ron seconded. All in favor. Motion passed. Meeting adjourned at 8:50pm.

Respectfully submitted,
Janet Lewis