



New Hampshire Council on Resources and Development

MINUTES – August 7, 2025

Approved on October 9, 2025

MEMBERS PRESENT

Heather Shank, Designee, Department of Business and Economic Affairs, Chair
John B. Martin, Designee, Department of Health and Human Services
Eric Sargent, Designee, Department of Transportation
Tim Carney, Designee, Department of Education
Jack Ruderman, Designee, NH Housing Finance Authority
Jim Oehler, Designee, NH Fish & Game
Jared Nylund, Designee, Department of Administrative Services
Adam Crepeau, Designee, Department of Environmental Services
Patrick Hackley, Designee, Department of Natural and Cultural Resources

OTHER PARTICIPANTS

Brendan McDowell, Principal Planner, OPD (CORD Staff)
Charlotte Harding, NH Conservation Land Stewardship Program
Chris Aslin, CORD Attorney, Attorney General's Office, Department of Justice
Kathy LaBonte, NH Fish & Game
Louis Barker, Railroad Planner, Department Rail and Transit
Keri Yankus, Department of Natural and Cultural Resources
Walt Gladstone
David and Barbara Sheehan

I. ROLL CALL AND INTRODUCTIONS

The meeting was opened at 3:15 PM by Chair Shank.

II. MINUTES

Approval of May 8, 2025 meeting minutes.

May 8, 2025 minutes were reviewed, and a small change was made.

MOTION: *On a motion by Mr. Oehler, seconded by Mr. Carney, the May 8, 2025 minutes were approved as amended by a majority vote in favor. Mr. Ruderman and Mr. Hackley abstained.*

III. SURPLUS LAND REVIEW

A. [SLR 2025-004 Meredith](#) – The Bureau of Rail & Transit proposes to lease approximately 50 feet of water frontage on the state-owned Concord-Lincoln Railroad Corridor in the Town of Meredith to an abutter for installation, use and maintenance of a dock in accordance with RSA 228:57-a.

Louis Barker from The Bureau of Rail & Transit presented the application. RSA 228:57-a allows leasing of state-owned railroad waterfront to landowners whose property abuts the railroad property, and for which the proposed use does not adversely impact the use of property by the State or its Railroad Operators.

After presenting the application, Mr. Barker answered questions from the members about the dock permitting process.

MOTION made by Mr. Martin, seconded by Mr. Nylund to lease approximately 50 feet of water frontage on the state-owned Concord-Lincoln Railroad Corridor in the Town of Meredith to an abutter for installation, use and maintenance of a dock in accordance with RSA 228:57-a. Motion passed with 7:1:0 vote with Mr. Sargeant abstaining.

B. [SLR 2025-005 Hampstead](#) – The NH Department of Health and Human Services at the request of the DAS Division of Public Works, proposes to dispose by transfer to Public Service Company of New Hampshire, d/b/a Eversource Energy, a perpetual utility line easement across portions of 2 abutting Hampstead Hospital land parcels to accommodate the installation of new electrical utility lines to serve a new facility.

Jared Nylund from the Department of Administrative Services (DAS) was there to present the SLR application and answer questions. The proposed easement is to be granted to Eversource in exchange for making available and maintaining electrical utility services for the proposed new facility.

Mr. Nylund answered questions that it would be possible to extend the utility line to adjacent parcels for future development if needed.

MOTION made by Mr. Oehler, seconded by Mr. Carney to recommend approval to dispose by transfer to Public Service Company of New Hampshire, d/b/a Eversource Energy, a perpetual utility line easement across portions of 2 abutting Hampstead Hospital land parcels to accommodate the installation of new electrical utility lines to serve a new facility. Motion passed with 6:2:0 vote with Mr. Nylund and Mr. Martin abstaining.

IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

A. [Thorburn Proposal](#)

Walter Gladstone is requesting permission to build a manure pit on a conservation easement managed by the NH Fish & Game.

Jim Oehler from NH Fish & Game (NHFG), noted NHFG is the assigned manager of the Thorburn conservation easement (Parcel ID: 208-120-0000) located along the Connecticut River in the town of Haverhill, which was purchased under the Land Conservation Investment Program (LCIP). The current fee owner of this ~80-acre property, Walter Gladstone, is proposing to build a manure pit with input from the USDA – Natural Resources Conservation Service (NRCS). Mr. Gladstone has requested an opinion from NHFG on whether building the pit is consistent with the terms of the easement. Because the easement deed contains some potentially conflicting purposes and terms, NHFG is requesting a courtesy opinion from CORD.

There were a few questions to Mr. Oehler and Mr. Gladstone regarding the land features and the purpose of the location and installation of the manure pit, where the manure comes from, whether any testing is done on it, and how it will be applied to the fields, etc. Mr. Gladstone stated that the

manure comes from his dairy farm and is not tested for PFAS. The manure will be injected into the ground, which is better from an environmental perspective than the surface treatments they are using currently with regard to the potential for runoff.

Then there was a brief discussion about the terms of the easement and possible conflicts with the proposed use; the easement prohibits development but allows uses that support farming. The pit installation is development of sorts, but it is to support the function of the farm.

Attorney Aslin noted that the agricultural use is allowed, however, there are limitations that need to be considered under the terms of the easement, such as making sure the location of the agriculture related structures is not causing significant pollution of surface or subsurface waters or soil erosion, or that it does not impair the scenic quality of the property as viewed from public waterways, public roads, or public trails.

Mr. Oehler indicated that he felt the purposes of the easement were adequately met. Chair Shank suggested that they have a post installation site visit to determine if there are scenic impacts and request screening at that time. Mr. Gladstone added that he is also willing to provide a vegetative screen for the pit if it is determined to be necessary.

Mr. Hackley expressed concern about the use of the road bridge by large trucks going to the farm. Mr. Gladstone responded that he does not anticipate an increase in traffic over the bridge, and that he is willing to share the burden with the state of repairing the turn on the road, since the road is not designed for heavy truck traffic.

MOTION made by Chair Shank, seconded by Mr. Martin that CORD considers the Thorburn Proposal consistent with the terms and the easement with the recommendation that, to comply with the scenic requirements, if needed, vegetative screening is to be provided for the pit from the road

There was discussion about whether a site visit should be requested after the installation and about the way to provide screening from the road.

MOTION was amended by Chair Shank, that CORD considers the manure pit use consistent with the terms of the easement, and that a post-construction site visit be conducted to determine if vegetative screening is needed to comply with the scenic requirement terms of the easement, and to recommend that the screening be provided by the owner if needed. Motion was seconded by Mr. Martin and passed unanimously.

B. Batchelder & Hahn Proposal

Walter Gladstone is requesting permission to build a manure pit on a conservation easement managed by the Department of Agriculture, Markets, and Food.

C. Putnam Farm Proposal

Walter Gladstone is requesting permission to build a manure pit on a conservation easement managed by the Department of Agriculture, Markets, and Food.

Charlotte Harding from the Conservation Land Stewardship Program summarized both requests. She said the language of both easements is very similar to the one discussed just before them. Ms. Harding noted the conservation purposes of the Batchelder & Hahn easement are very similar to the Thorburn easement, and the only difference being the proposed pit would be visible from the public road. She explained where the pit would be located, its size and type.

Mr. Gladstone answered questions about the pit itself, which would not be located above grade due to the types of soils on that property. He stated that there would be a fence around it.

Ms. Harding noted the Putnam Farm lot is visible but located away from the road. Mr. Gladstone noted this would be a concrete pit and said he is not opposed to a vegetative screen for either of these pits.

Ms. Harding answered questions about permitting, noting the pit location is not in the wetlands.

Mr. Aslin noted the Thorburn and Putnam easements are identical in language in terms of protecting the scenic value, however, the Batchelder & Hahn easements do not state that agricultural structures must have minimal impact on the conservation values of the property; scenic views; historic values; forestry or agriculture.

MOTION was made by Chair Shank, that CORD considers the manure pit use consistent with the terms of the easements for both properties, and that a post-construction site visit be conducted at each site to determine if vegetative screening is needed to comply with the scenic requirement terms of the easements, and that the owner provide the screening if needed. Motion was seconded by Mr. Carney and passed unanimously.

D. Discussion on HB 2

Explanation from Attorney Aslin on implications for monitoring and disbursements.

Attorney Aslin presented a brief background of the Conservation Land Stewardship Program (CLSP) authorization, which was originally under the Office of Strategic Initiatives, and after its dissolution, ended up under DAS. The new round of legislation was aimed at locating the easement monitoring functions under NHFG.

Attorney Aslin spoke about sections 141:390 and 141:392 of HB 2 that move the monitoring of the LCIP properties to NHFG, as well as move the relevant staff positions from DAS to NHFG. CORD statute was amended as well to reflect that move and now CORD shall provide the funds from the endowment to NHFG for the purpose of monitoring LCIP properties.

Mr. Hackley expressed that DNCR is responsible for the enforcement of 16 LCIP easements that CLSP is now monitoring and it would make sense if DNCR was involved in monitoring of those as they now have a dedicated staff person for monitoring. He noted that to facilitate the monitoring and enforcement by DNCR from this point on, it would have to have a Memorandum of Understanding with NHFG.

Attorney Aslin clarified that it would be CORD that would determine if this was permitted and a three-party MOU including CORD would be needed. Mr. Hackley said he would like to propose this and would like to discuss it further with NHFG.

Mr. Hackley also said it would be nice to have someone come and present to CORD how the financing of easement monitoring is done.

Chair Shank noted this is shown in the CLSP Report. Ms. Harding confirmed that the report contains financial accounting for the endowment.

E. CLSP - LCE Endowment Disbursement

The Department of Administrative Services is requesting CORD approval for disbursement of funds from the Land Conservation Endowment to cover CLSP FY25 program expenses.

Ms. Harding provided a brief overview of the CLSP, its operating procedures, and what it does. She then went over the program funding and CLSP Properties by Acquisition Program chart. Ms. Harding also presented the list of CLSP MOAs with other agencies and expirations status for each. Ms. Harding noted the list of endowment contributions and related properties. She noted that monitoring endowment funds are non-lapsing. There was a Custodial Account Agreement between CORD and the Treasury that listed CLSP staff as authorized agents who can make endowment transactions. The most recent Custodial Account Agreement expired in October 2024 and needs to be renewed for the fiscal year 26-27.

DAS is requesting CORD approval for disbursement of \$211,012.96 from the Monitoring Endowment to cover CLSP FY25 program expenses. The Monitoring Endowment proposal for Fiscal Years 24 and 25 was brought to CORD by CLSP during the September 29, 2022 meeting. At that time, CORD approved of up to \$250,621 for FYs 24 and 25 to be split as follows: CLSP - \$233,829 and DNCR - \$16,792. Ms. Harding noted that the ~\$20k difference between the approved funds and the actual FY25 funds being requested is due largely to a reduction in staffing costs with the retirement of the former CLSP director halfway through the fiscal year. She said that attached to the fund disbursement request is the following:

- September 29, 2022 Authorization to Expend – approved by CORD
- FY25 CLSP Statement of Appropriation provided by DAS
- (2) FY25 invoices provided by DAS

Discussion ensued about the Monitoring Endowment Fund balance and its sustainability. Attny. Aslin noted that the funds are used to monitor all state held LCIP easements regardless of who the managing agency is, and that additional contributions are made for the non-LCIP easement properties that CLSP monitors. A request was made that information about the annual interest earned be provided to CORD so that decisions could be made on whether the disbursement amount requested for CLSP is sustainable over time.

Chair Shank noted that the Monitoring Endowment has grown every year even after annual disbursements. She added that she had requested someone from Treasury come to a CORD meeting to provide better details on how the fund is managed. She would also like to invite a representative from the investment company to present on the growth of the Monitoring Endowment Fund and its investment objectives.

MOTION was made by Chair Shank to approve the disbursement request. Motion was seconded by Mr. Hackley and passed unanimously.

(It was decided to address the MOAs after Ms. Harding's brief and discuss the Kelsey Report last)

G. DNCR Endowment Memorandum of Agreement

There exists a Monitoring Endowment with DNCR utilized by CORD for limited purposes related to the monitoring and enforcement of certain land conservation interests.

The DNCR Endowment Memorandum of Agreement (MOA) was shelved until the next meeting on October 9th, to provide more time for DNCR legal counsel to review.

H. [NHFG Memorandum of Agreement](#)

NH Fish and Game (NHFG) is mandated by RSA 206-4 to conserve, protect and manage fish, wildlife, and marine resources and to acquire, develop and manage lands and water for recreational purposes. CORD has the authority under RSA 162-C:8 to provide funds from the monitoring endowment to NHFG to cover the costs of monitoring other land conservation interests held by the state of NH.

Chair Shank noted that these MOAs were mentioned in Ms. Harding's presentation.

Mr. Aslin noted that the purpose of the MOA is to allow the agencies that do not have LCIP easements to contribute to the Monitoring Endowment Fund so that CORD could continue to fund monitoring those easements by CLSP.

There were some clarifications about the name of the Monitoring Endowment being referenced as the Land Conservation Endowment, which was determined to be the same. It was agreed to make sure the whole document references only one name to avoid confusion.

Another clarification was made about the need to have Governor & Council approval for the MOA. Mr. Aslin also clarified that disbursements from the fund do not need G&C approval as CORD is the authorizing authority.

MOTION was made by Mr. Hackley to approve the NHFG MOA with the corrections made to the term used to reference the fund. Motion was seconded by Mr. Crepeau and passed by a vote of 7:0:1 with Mr. Oehler abstaining.

F. [DNCR Kelsey Trails Report](#)

The Department of Natural & Cultural Resources (DNCR) is required to submit an environmental compliance report to CORD annually. This report is a requirement of the conditional approval voted on by CORD on March 11, 2021.

Mr. Hackley provided a brief overview of the report, and the 2024 recommendations listed.

MOTION was made by Mr. Nylund to accept the DNCR Kelsey Trails Report. Motion was seconded by Mr. Crepeau and passed by a vote of 7:0:1 with Mr. Hackley abstaining.

V. OTHER BUSINESS

A. Next meeting – October 9th, 2025, at 3:00 – 4:00 pm

SLR application deadline is September 5th for the October meeting, and a department staff person must attend to present any requests their agency refers to CORD.

Chair Shank adjourned the meeting at 4:46 PM.