



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

MERRIMACK CONSERVATION COMMISSION

MARCH 1, 2021

MEETING MINUTES

A meeting of the Merrimack Conservation Commission was held on Monday, March 1, 2021 at 6:32 p.m.

Steven Perkins, Chair, presided:

Members of the Commission Participating: Michael Boisvert, Vice Chair
Gina Rosati, Secretary
Cynthia Glenn
Gage Perry
Michael Drouin, Alternate Member
Tim Tenhave, Alternate Member
Councilor Peter Albert

Members of the Commission Absent: Eric Starr

Also Participating: Jason Lopez, Project Manager, Keach-Nordstrom Associates
Gordon Welch, RCA Holdings, LLC
Matt Peterson, Sr. Project Mgr., Keach-Nordstrom Assoc.
Angie Merrill, 14 Westminster Lane
Nathaniel Fairbanks, Grater Woods Sub-Committee

Due to the COVID-19/Coronavirus crisis, and in accordance with [Governor Sununu's Emergency Order #12](#) pursuant to [Executive Order 2020-04](#) (extended by Executive Order 2021-02), this Commission is authorized to meet electronically.

As stated on the agenda, the meeting was aired live on Merrimack TV (Channel 20). Telephone access was available for members of the public wishing to provide comment; 1-312-626-6799 US / 1-929-205-6099 US (Meeting ID: 944 9156 8427).

Also identified on the agenda was the opportunity for public comment to be submitted leading up to the start of the meeting via email to: CommDev@MerrimackNH.Gov.

In accordance with [RSA 91-A:2 III](#), Each member of the Commission and Sub-Committee was asked to state, for the record, where they were, why their attendance in person was not reasonably practical, who, if anyone, was with them, and whether or not they were able to hear the proceedings.

Chair Perkins

Stated he was participating electronically from his office, attendance in person was not reasonably practical due to COVID-19, he was alone in the room he was in, and could hear the proceedings.

Commissioner Rosati

Stated she was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, she was alone in the room she was in, and could hear the proceedings.

Vice Chair Boisvert

Stated he was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, he was alone in the room he was in, and could hear the proceedings.

Commissioner Perry

Stated he was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, he was alone in the room he was in, and could hear the proceedings.

Commissioner Drouin

Stated he was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, he was in a room along with his two young children and could hear the proceedings.

Commissioner Glenn

Stated she was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, she was alone in the room she was in, and could hear the proceedings.

Commissioner Tenhave

Stated he was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, he was alone in the room he was in, and could hear the proceedings.

Councilor Albert

Stated he was participating electronically from home, attendance in person was not reasonably practical due to COVID-19, he was alone in the room he was in, and could hear the proceedings.

Chair Perkins designated Commissioner Drouin to sit in for Commissioner Starr.

PUBLIC COMMENT - None

PUBLIC HEARINGS - None

APPOINTMENTS - None

STATUTORY/ADVISORY BUSINESS

- 1. RCA Holdings, LLC (applicant) and Edgebrook Heights, LLC (owner)** – Review for recommendation to the Planning Board of a Site Plan to construct a 57,850 s.f. self-storage facility in accordance with the Edgebrook Heights mixed use Conditional Use Permit. The parcel is located at 4 Benning Court in the I-1 (Industrial) and Aquifer Conservation District. Tax Map 2E, Lots 006-02 and 007.

Jason Lopez, Project Manager, Keach-Nordstrom, stated the two lots in question were under the original Conditional Use Permit (CUP) for Edgebrook Heights. It was originally contemplated to be a 20,000 sq. ft. commercial building on one lot and a convenient store with a car wash and 12 gas pumps on the other.

The Applicant went before the Zoning Board of Adjustment in January to amend the CUP to begin the approval process for a 57,850 sq. ft. single level non-climate controlled self-storage facility with a 1,200 sq. ft. office and 23 outdoor parking spaces. The two properties would be combined through a voluntary lot merger.

The property will be served by municipal sewer and water and accessed off Benning Court. Snow storage will be along the north and south end (plowed down the aisles to the ends) and at the end of the main corridor coming down in the property. A bulk storage area is located behind one of the storage buildings next to the office.

The Site Plan identifies no salting and the use of a Green SnowPro certified contractor. Detail sheets identify application rates for fertilizer; initial application will have a higher level of phosphates, which would be lowered once a root base is established. Drainage will be captured (off roofs/onto pavement) into a closed drainage system. There is a large sub-surface infiltration chamber system. Both north and south ends will enter a hooded catch basin intended to capture oils, grit, etc. After exiting the catch basins, runoff will go into another isolator row (the company's pre-treatment methodology) and then into the chambers themselves separated off seasonal high-water table and then infiltrate into the ground. Higher storm flows will exit out into an existing channel on the east side and meander down through the abutting property out to the Merrimack River.

Chair Perkins spoke of the size of the snow storage areas and asked what might be in place to ensure drainage into the containment area during winters having high snowfall. Mr. Lopez stated a larger platform at the northerly end of the parking has been incorporated so that it can drain back into the catch basins along the edge of the curb line. The other end is cut into the grade; will push up against banking and snow melt onto the pavement, down into the closed system, and into the infiltration system.

Gordon Welch, RCA Holdings, LLC, commented on there being another drain in the Volt Storage area. Mr. Lopez pointed out the area on the plans noting a yard drain was installed to help pick up snow melt. Should the outer areas become full, there is a location to move the larger snow piles where it would be able to drain into the closed drainage system.

Commissioner Tenhave asked for clarification they do not expect any of the snow storage on the north side to go further north and into the roadway adjacent to the property. Mr. Lopez responded it could depend on how far the snow is pushed back. Mr. Welch noted the fence would be the limiting factor.

Commissioner Tenhave questioned if automotive storage would be permitted and was told that could be an option. Asked if there is anything inside the units to capture leakage from an automobile, Mr. Welch stated they are monolithic concrete slabs. There are no floor drains of any type. Commissioner Tenhave commented, if a leak were to occur, fluids would eventually leak out under the door.

Mr. Welch stated the facility is professionally managed by a national operator who is engaged as a third-party management company. Every unit is checked at least twice a day (from exterior). If something were seen, they would be able to employ emergency measures, e.g., cut the lock, investigate, and take appropriate remedial action. Asked if there would be a spill kit or similar tool available onsite, Mr. Welch stated that could be investigated.

Commissioner Tenhave stated the desire for such equipment as well as training for the management company employees to be made available. Mr. Welch noted, in the lease agreement that will be in effect, there are strict guidelines regarding what can and cannot be stored. Asked about regular maintenance for the infiltration system, Mr. Lopez stated the system is currently under review by Alteration of Terrain and does have a maintenance program along with it.

Commissioner Rosati spoke of a new regulation requiring that only low-phosphate, slow-release nitrogen fertilizer be used in an aquifer conservation district. Mr. Lopez stated the note would be added to the plan. Commissioner Tenhave pointed out that would impact the higher level of phosphates in the initial application (Sheet 9).

Chair Perkins will submit a letter to the Planning Board noting the recommendation for spill kits and clarifying the language concerning fertilizer.

2. Kodiak Veterinary Hospital, LLC (applicant) and Karen Roy (owner) – Review for recommendation to the Planning Board for a 2,224 s.f. building addition and change of use to a veterinary clinic. The parcel is located at 255 Daniel Webster Highway in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 3D-2, Lot 039.

Matt Peterson, Keach-Nordstrom Associates, noted the project seeks a change of use to convert the building to a veterinarian hospital with minor modifications to the site and building.

Mr. Peterson displayed photos noting the areas of the building that would be squared off and a second floor added. The parking area that is currently in the Right-of-Way would have pavement removed (parking spaces removed). Grass would be added (approx. 1,200 sq. ft.). The amount of pervious and impervious would remain relatively constant.

During a review by staff, the proposed animal walking areas were questioned. Although the specifications identify the walking areas, as the facility is a hospital, they do not require such amenities. The walking areas will be removed from the plan drawings.

Chair Perkins requested a copy of the presentation be provided to be included with the meeting minutes.

Asked how stormwater would be addressed, Mr. Peterson explained there are currently two leaching catch basins. They are not changing anything inside the parking lot beyond removal of pavement. The flow is extremely low (2.29 and 2.27). The project is simply a change of use. A site plan was done after the survey brought to light that the parking area is within the Right-of-Way. At project completion, the area of impermeable surface is slightly reduced. The existing catch basins are working well.

Asked about snow storage, Mr. Peterson stated it would remain in the same areas as are currently utilized. He will talk to the owners and request that information be incorporated into the plan.

NEW BUSINESS

1. Souhegan River Trail Project *Tabled 2-8-21*

As requested in the communication received from Kyle Fox, Director, Public Works Department, the item will remain tabled until the Commission's March 15, 2021 meeting.

2. Horse Hill Nature Preserve Little Free Library

Angie Merrill provided a presentation. Little Free Library is a non-profit having over 100,000 registered libraries worldwide. The concept is "take a book, share a book" free book exchange, open to the entire community.

In search of outdoor activities, she and her family spent a great deal of time, over the spring and fall, at the Horse Hill Nature Preserve (HHNP). She believes that to be a great location for a library.

A diagram was provided detailing the proposed design and materials to be used (pending availability). Based on her research, Ms. Merrill put together full diagrams on how the pole/base (5' pole with 2' underground) fits within the house. Ground level to the top of the house (library) would be just under 5' in total. The doorknob for the opening of the library would be around 4' or slightly under, which is believed a good height for both adults and kids.

Ms. Merrill suggested the area in the vicinity of the memorial bench as a potential location for the library. She also suggested, at the launching, nature-themed books be used. The idea is for the library to be open to the community to take a book or leave a book as often as desired. She stated a willingness to be responsible for checking in on the library every 4-6 weeks (more frequently at the start).

Research indicates the biggest aspect of the project is that of community outreach. She would utilize social media, leave bookmarks of notes within the library itself including contact information should there be any questions/concerns. With a Little Free Library, you can register with the non-profit organization and the steward of the library would gain access to multiple resources including being included in their global map of free libraries. There are other little free libraries in Town; 3 at personal residences (listed on map) and 1 at Kids Cover (not registered through LFL).

Vice Chair Boisvert questioned if there are instances where people leave an excessive number of books. Ms. Merrill remarked the way she would address that would be to set up an email address for the library where people wishing to donate a quantity of books or anyone witnessing too many books at the library, could reach out to her.

Commissioner Perry remarked his only concern would be for her inconvenience should people start dropping things off at her residence. He would prefer there to be a public drop-off location. Asked if she has communicated with the Merrimack Library, Ms. Merrill indicated she has not. She is of the belief one of the Librarians is the owner of one of the other little free libraries in Town that is registered through the non-profit.

Ms. Merrill stated she would be happy to reach out to the Merrimack Library to determine whether they would be open to such an idea. She reached out to one of the stewards for one of the libraries in Town and was told of that individual's experience has been that the project did not require a great deal of her time; the community kept up with it.

It was noted, as with any other project donation, the proposal must go before the Town Council for approval.

Asked how the library structure would be secured, e.g., crushed stone, concrete, Ms. Merrill stated she was uncertain what would be permitted. Commissioner Perry commented the Commission has sunk several posts around Town with bits of concrete into a dry hole. He does not believe that would pose a difficulty.

Asked about weatherproofing, Ms. Merrill stated there to be several ways, e.g., wood glue in addition to screws on all pieces of plywood and exterior paint. She is also planning to have shingles on the top, plexiglass on the front and a sealant. If an exterior sealant is needed in addition to the paint, she could look into that. Information she has gathered from the Little Free Library website suggests several coats of exterior paint along with the wood glue and sealant are sufficient.

Commissioner Rosati suggested a disclaimer of sorts be posted reminding parents to check the books chosen by children to ensure appropriateness. Ms. Merrill commented on the ability to include a QR code to gain more information than can be displayed in the structure.

Commissioner Tenhave remarked placement closer to the memorial bench is preferred over the opposite side where the kiosk is located as that area tends to get close to a wet area. You would not want to be digging close to the wetlands. He recommended placement as close to the tree line as possible simply because when the parking lot gets full, cars will park in front of the bench.

3. Project Signatures and Approvals – can the Commissioner tasked with the project take responsibility for all signatures and approvals up to the limits recorded in the public or non-public MCC meetings.

Commissioner Perry commented on the direction he was given, at the last meeting, to move forward with the purchase of seedlings for the annual giveaway, and of learning that the order was delayed by the need for a signature from the Chair. He noted past practice where the Commissioner tasked with spearheading a project would be given signing authority up to the amount approved by a formal vote of the Commission.

The Commission's Bylaws state in part "The Chairperson shall approve invoices prior to their payment by the town.". The Bylaws could be amended if the desire of the Commission. Review of the Bylaws is typically done at the Commission's annual meeting; however, as a living document, it can be amended at any time. A proposed amendment will be included on a future agenda for discussion/vote.

OLD BUSINESS

1. Property Maps

Commissioner Rosati spoke of having received a request from a resident for a printed map. She reached out to the Community Development Department and arranged for a printed copy to be available for pick up.

Commissioner Rosati emailed Papergraphics seeking a quote. She learned that, in exchange for placement of their company logo on the back, Papergraphics has and continues to provide printed maps at no cost to the Commission. The estimated cost is in the area of \$875.00. The current maps are dated 2017. Commissioner Rosati requested approval to order additional maps and questioned if any updates are needed.

Councilor Albert questioned if QR codes are posted at entryways to trails and was told they are.

Commissioner Tenhave questioned if the timing is right to request the Nashua Regional Planning Commission (NRPC) do an update of all maps. The Commission would have to provide information on any new trails, amenities, etc. The suggestion was that the Commission engage with its sub-committees to begin putting thoughts together around what could be added to/amended on the maps. The subject could be placed on a future agenda for further discussion.

Commissioner Rosati suggested new maps be requested to satisfy the current need, and additional maps could be ordered next year, potentially after an update is completed.

Commissioner Perry stated he has approx. 1,000 maps of the Wasserman Conservation Area. Commissioner Rosati will seek to obtain 1,000 maps of each of the following properties: Wildcat Falls, HHNP, and Grater Woods.

The Commission expressed its gratitude to Papergraphics for the continued support.

2. Dog Waste Clean-up Reminder and Additional Signage

Commissioner Rosati received an email from a user of the trails questioning signage reminding users to clean up after their dogs. The suggestion was for signage to be placed 100 yards into the properties.

A brief discussion ensued regarding the conditions in the winter months where users and their animals walk in the same 3' snow-packed paths. Additional signage is not believed to be an effective tool.

Commissioner Tenhave noted the Town Ordinance requiring pet owners to clean up after their animals.

The consensus was installing signage would not have the desired impact.

3. Merrimack Outdoors Website – Update Suggestions

Vice Chair Boisvert questioned if the website clearly indicates that it is the website of the Merrimack Conservation Commission.

Commissioner Tenhave has been maintaining the site and is not seeking re-appointment at the end of his term. Commissioner Drouin has expressed an interest in taking on this responsibility.

Commissioner Drouin provided a [link](#) to the Amherst Conservation Commission website. He noted the user friendliness of the site, and the setup of the main page. Links are included that lead users to the various pages. Under the link “get involved” one can find volunteer opportunities.

Commissioner Drouin commented the Merrimack Commission’s website is revolutionary in terms of conservation commissions. While on the Hudson Conservation Commission, he spoke of the Merrimack Commission website a good deal. He finds it to be informative and more user friendly than the Town website. He would like to see the Commission review the websites of other commissions.

Commissioner Tenhave noted the current website was put together approx. 8-9 years ago, with an update 6-7 years ago. A conscious decision was made to have two websites. The official site for Town business that has a link on the Town website where agendas, meeting minutes, etc. are posted, and maintained by the Community Development Department. The Merrimack Outdoors site is everything else; all about

properties, conservation, etc. That site is managed by the Commission. If considering an update, he suggested maintaining that dichotomy.

Maintaining the website does take some work and someone would have to have the right design tool chain to put that together. Another option would be to have a third-party put together the framework of a new site, which could then be filled in by Commissioner Drouin.

Wetherbee Creative was the consulting firm utilized to create the structure and formatting of the current site. They provided the toolchain to manage it and work within it. The Commission does not currently have a contract with Wetherbee Creative. For updates, Commissioner Tenhave works within the toolchain that is already in place.

Chair Perkins requested Commissioners Tenhave and Drouin discuss the task and time commitment associated with the management/maintenance of the website. Commissioner Drouin spoke of his experience, and knowledge of time required.

OTHER BUSINESS

1. Discussion on communications or correspondence received concerning regulated Commission activities and any issues concerning Commission managed lands.
2. Sub-Committee Updates
 - Joint Meeting with Grater Woods Sub-Committee

Chair Perkins remarked, the sub-committees are not currently permitted to meet. There is not in place a method for the sub-committees to meet virtually given the Town resources required to do so. The only means of allowing the sub-committees to meet is by inviting them to participate as part of the Commission meeting.

Nathanial Fairbanks, Grater Woods Sub-Committee noted he was the Vice Chairman the last time he attended a meeting (November of 2019). His term has expired.

Mr. Fairbanks noted the last time the sub-committee met was in January of 2020. At that time, one of the items of discussion was continuing work on revisions to the Master Plan.

He had not intended to seek re-appointment at the end of his term. However, given the current circumstances, he is willing to continue to serve for a reasonable amount of time to assist with getting the sub-committee going again.

Commissioner Rosati spoke of the need to reach out to the membership to determine member status (some terms have and will soon expire). She will reach out to the members of the Grater Woods Sub-committee and report back to the Commission.

Mr. Fairbanks spoke of not being aware of any technical reason why sub-committees cannot meet. Chair Perkins stated the response to the question posed of the Town was not at this time. There are several boards/committees conducting virtual meetings that are televised, and there are Town resources required for that. Mr. Fairbanks noted the sub-committee meetings have not been televised and could be conducted virtually with the recordings posted following the meetings. He believes the meetings can be conducted

virtually without requiring the use of Town resources. Meetings would have to be publicized and conducted in such a way that the public could access if choosing to. Commissioner Perry suggested that might be the sticking point; having a common platform for people to gain access to the meetings.

Commissioner Perry suggested the possibility be discussed with Tim Thompson, Director, Community Development Division.

Commissioner Boisvert commented on having tried to get the introductory meeting of the Sklar Waterfront Park Sub-Committee going in the fall outdoors. That was not permitted.

Mr. Fairbanks questioned what level of group size and activity would be permissible in the outdoors, as a lot of the responsibilities of the sub-committees are related to the maintenance of the properties.

Asked if he has input regarding updates to the map, Mr. Fairbanks responded if wanting to do it inexpensively, the Commission could look to have a member of each of the sub-committees walk the trails with a GPX recorder. That information could be sent to the NRPC to use in updating the maps. He suggested leaving 100 maps at the properties and the remainder at Town Hall.

Commissioner Rosati stated Frank from Papergraphics mentioned to her the need for an updated panoramic. Commissioner Perry stated he would obtain a recent photo.

The Commission thanked Mr. Fairbanks for his participation.

Commissioner Perry questioned if Ex-officio members must be full time members. Commissioner Tenhave stated that information could be found through a review of the Charter of each of the sub-committees. His belief is that the language simply states, "a member of the Commission".

Commissioner Tenhave recalled voting on appointments to the Wildcat Falls Sub-committee in 2020.

Commissioner Tenhave spoke of a recent discussion concerning activities that could occur as wetland mitigation. Director Fox came before the Commission to discuss the Souhegan River Trail project, and stated he was putting together a wetland permit to go to NHDES, which would include the Commission's suggested wetland mitigation for the impacted areas.

The Commission was notified of a wetland permit submitted by the consultant. The permit application process (dictated by [RSA 482-A](#)) requires the application to be submitted to the Town Hall (in the case of Merrimack). The application is stamped and noted as received. That sets off a chain of events dictated by the timeline identified in the RSA.

Within 14 days of being received by the Town Clerk, the Commission must indicate to NHDES whether it wishes to make comment on the application. If choosing to comment, the Commission has 40 days from the time the application was submitted to make those comments or NHDES can move forward with the permit in the absence of comment.

In the case of this permit application, the Commission is familiar with the project and has discussed mitigation. It will take time to work all of that out. If the Commission sees the permit at the next meeting, there is ample time to provide input to Director Fox. There will be a large enough window where NHDES would accept comments from the Commission.

Commissioner Tenhave remarked were this a project that was not Town sponsored, and the Commission was unaware of the project, when the application is dropped off at Town Hall, there is the need for there to be someone within the Community Development Department and the Town Clerk's Office to notify the Commission of its receipt. There could be a case where the timing of Commission meetings is not sufficient to respond. Although he does not believe that NHDES would disallow the Commission the opportunity to comment, that could happen. He suggested airing on the side of caution and indicating the desire for the Commission to comment on every application. Depending on the timing of the next meeting, it may be necessary to contact NHDES and make the request known.

There have been expedited application requests submitted. In that instance, instead of the application going to the Town Clerk's Office, the applicant makes an appointment to come before the Commission to see if there is a willingness to sign off on the application.

PRESENTATION OF THE MINUTES

Merrimack Conservation Commission. February 8, 2021

The following amendments were offered:

Page 2 line 39; replace "conversation" with "conservation"

Page 6, Line 25; replace "would" with "could"

MOTION BY COMMISSIONER ROSATI TO ACCEPT, AS AMENDED MOTION SECONDED BY VICE CHAIR BOISVERT

A Viva Voce Roll Call vote was taken, which resulted as follows:

Yea: Vice Chair Boisvert, Commissioner Rosati, Commissioner Perry, Commissioner Glenn,
Commissioner Drouin

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0

Nay:

MOTION CARRIED

Chair Perkins and Councilor Albert Abstained

PUBLIC COMMENT - None

COMMISSIONER COMMENTS

Councilor Albert informed the Commission that the Town Council has completed the budget process. The draft budget had included the position of Conservation Officer. However, due to some of the increases this year, the position was removed from the budget. Although not in the current proposed budget, he believes it will be brought forward again next year.

Councilor Albert noted he is not intending to run for re-election and will no longer be the Council's Liaison to the Commission.

Commissioner Tenhave spoke of an email exchange he had with Paul Micali, Assistant Town Manager/Finance Director, regarding presenting potential amendments to Chapter 111 to the Town Council. He indicated the presentation could be made virtually during a live meeting. He was asked if he would be willing to make the presentation at the end of March. Commissioner Tenhave is open to the idea. However,

should there be a change in the membership of the Town Council, he would prefer to start that process with the newly seated Town Council. He requested, if it appears there could be multiple members of the Council changing with the upcoming election, that the presentation be put on hold until April. There are 3 open slots, and the intent is to wait to see how many current members choose to run for re-election and how many people throw their hat in the arena for consideration.

Commissioner Tenhave mentioned the possibility of an early mud season this year. He requested users of the trails be mindful of mud and try not to expand the width of the trails. He suggested, if users are unable to choose another path, it is best to walk straight through the mud to avoid creating bypass trails, disturb other areas, etc.

Commissioner Drouin asked if a camera could be placed at the Sklar Waterfront Park. Councilor Albert stated the Police Department has utilized their game camera in the area in the past. If the Commission reached out, he believes that could be done again. He will send an email to the Police Chief making such a request. Chair Perkins noted the Fish & Game Conservation Officer has asked if there is a specific day of week/time of day that is known to be an issue. Commissioner Drouin stated it to typically be on the weekends, often following a rain.

Commissioner Boisvert spoke of having called a police officer for an instance where an individual was stuck. It took 45 minutes for a response. He is uncertain what the officer's response was in terms of notifying the individual's parents (person was under 18).

TABLED

- Horse Hill Nature Preserve Ex-officio
Tabled 2-8-21
- Discussion and vote to re-treat the invasive Knotweed that is taking hold again on property off of Brookside Drive. This will require a licensed applicator.
Tabled 9-21-20

ADJOURNMENT

MOTION BY COMMISSIONER PERRY TO ADJOURN MOTION SECONDED BY VICE CHAIR BOISVERT

A Viva Voce Roll Call vote was taken, which resulted as follows:

Yea: Chair Perkins, Vice Chair Boisvert, Commissioner Rosati, Commissioner Perry,
Commissioner Glenn, Councilor Albert, Commissioner Drouin

7

Nay: 0

MOTION CARRIED

The March 1, 2021 meeting of the Merrimack Conservation Commission was adjourned at 8:40 p.m.