

WOLFEBORO CONSERVATION COMMISSION

June 14, 2010

MINUTES

Members Present: Dan Coons, Chairman, Mike Hodder, Vice-Chairman, Ed Roundy, Gail Antonucci, Dave Wheeler, Members.

Members Absent: Randy Tetreault, Lenore Clark, Members, Sarah Silk, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:42 PM.

Consideration of Minutes

May 10, 2010

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the May 10, 2010 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.

Consideration of Dredge & Fill Minutes

May 8, 2010

It was moved by Ed Roundy and seconded by Mike Hodder to approve the May 8, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Ed Roundy, Mike Hodder, Dan Coons, Gail Antonucci voted in favor. Dave Wheeler abstained. The motion passed.

May 10, 2010

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the May 10, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

May 15, 2010

It was moved by Ed Roundy and seconded by Mike Hodder to approve the May 15, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Ed Roundy, Mike Hodder, Dan Coons, Gail Antonucci voted in favor. Dave Wheeler abstained. The motion passed.

May 29, 2010

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the May 29, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Mike Hodder, Dan Coons, Gail Antonucci voted in favor. Dave Wheeler, Ed Roundy abstained. The motion passed.

Discussion Items

➤ **Walt's Woods**

Guest: Bob Leavy

Ed Roundy stated there is a nice place to access Rust Pond by kayak or canoe in the cove area at the southwestern part of the pond. He recommended language in the easement to reflect public access related to such. He questioned Mr. Leavy as to the timeline relative to placing an easement on the property.

Bob Leavy stated his property has 500' of shore frontage and noted he believes the Rourke / Avery easement states no public access. Mr. Leavy stated he needs to get appraisals and wetland delineation for the property.

Ed Roundy questioned the existence of trails on the property.

Dan Coons noted the following accesses to the property; Middleton Road, trail off of Rusty Lane and Boulder Brook Road.

Bob Leavy stated a path exists to Winnepesaukee Golf Club; noting a possible greenway to Copple Crown / Middleton however, an easement from the Avery property and Winnepesaukee Golf Club would be necessary.

Ed Roundy questioned usage of the dock and the availability of such to the public.

Bob Leavy suggested the Town consider the rights of the dock as an old custom; noting the dock was and is a village dock. He stated several residents have cared for the dock over many years.

Ed Roundy stated the dock is located on State property; noting the State owns the land however, the State has never made an attempt to provide access to the water.

➤ **Bill Rae Conservation Area**

Dan Coons stated he met with Barbara Rae's niece and sister who is interested in making a sizable contribution to the Bill Rae Conservation Area and would continue to make a yearly endowment.

The Commission discussed the construction of trails on the property, gates for the entrances of the property, viewing area, picnic area and access for kayaks and canoes; noting the Commission is in favor of such.

In regard to access from Sargents Pond Road, Mike Hodder stated he has reviewed the deeds and a Right-of-Way exists of varying degrees of certainty; noting the first 1/3 of the road (from Beech Pond Road) is in question related to the legal right to pass over that portion of the road. He stated the access from Sargents Pond Road began as an easement to a farm in the 1950's.

Ed Roundy stated efforts should be made to make the access from North Line Road passable. He recommended making a parking area. He stated the Commission has no right to encourage access on a private road.

Dave Wheeler recommended clarification of the right to pass and access from Sargents Pond Road prior to the development of improvements.

The Commission discussed potential legal issues related to access from Sargents Pond Road and the Commission requested Mike Hodder to speak to Rob Houseman regarding such and with Mr. Houseman's assistance, write a letter requesting Town Counsel to provide guidance regarding the matter.

➤ **Town's Garden**

Staff informed the Commission that a building permit had been issued for the shed pending verification of compliance from the wetland buffer setback.

Mike Hodder stated he would verify such. He stated the drainage appears to be working and a new 5' solar powered fence was installed. He recommended the removal of a couple more trees (Pine trees) to provide additional sunlight; noting 1/3rd of the bed is shaded by 2:30 PM.

➤ **Assistance from Parks & Recreation Department for maintenance of properties**

Dan Coons stated he met with Ethan Hipple, Director of Parks and Recreation who noted the department would be able to get involved and assist with the maintenance of some of the properties; noting Mr. Hipple felt it is a great idea to combine the missions of the Commission and department in taking care of and developing the Town's properties. He stated he reviewed the Front Bay Conservation Area and the Bill Rae Conservation Area with Mr. Hipple.

Ed Roundy volunteered to write a plan for the Front Bay Conservation Area.

➤ **Ellie's Woodland Walk**

Mike Hodder stated Charlie Horsken volunteered to help maintain the property; noting Mr. Horsken was friends with Gene Head, former owner of the property, has done previous repairs and is familiar with the construction of the bridge and walkway. He stated he intends to repair the boardwalk in late summer / early fall. He stated the area needs to be brush cut.

Dan Coons recommended Mr. Hodder speak to Ethan Hipple relative to brush cutting.

➤ **Eastern Lakes Region Housing Coalition (ELRHC) Conservation Easement**

The Conservation Commission reviewed the revised easement and following discussion of 3.E Activity & Uses, the Commission changed the language as follows;

"The Grantee has agreed that it will assist with the design, location and layout of the Public Trail to the extent it has the resources to do so."

The Commission also noted the following; Contradiction between conditions 3 & 8 relative to forestry and cutting and agreed to forward the change and note relative to conditions 3 & 8 to Edie Desmarais and request a clean copy of the easement following the above revision. The Commission requested Staff to request placement on the 7/7/10 BOS agenda to review and discuss the ELRHC Conservation Easement.

Mike Hodder requested a final copy of the conservation easement prior to final approval and vote on such.

The Commission agreed to take a vote via email and submit the vote as part of the record at the Commission's 7/12/10 meeting.

Old Business

➤ Forest Management Plans

Dave Wheeler stated he spoke to Nels Liljedahl, Natural Resources Conservation Services, who stated the Commission is not eligible for Federal funding or grants if the land is owned in fee by a government entity.

New Business

➤ Use of the Town Hall as a facility for meetings

The Commission discussed the inconvenience of meeting outside of the Town Hall, specifically the lack of access to files for review during meetings, and agreed that strong efforts should be made to resolve ADA issues in so that meetings can be held at the facility.

It was moved by Mike Hodder and seconded by Dave Wheeler to adjourn the June 14, 2010 Wolfeboro Conservation Commission meeting. All members voted in favor. The motion passed.

There being no further business before the Commission, the meeting adjourned at 8:21 PM.

Respectfully Submitted,

Lee Ann Keathley

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