

WOLFEBORO CONSERVATION COMMISSION

July 12, 2010

MINUTES

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

Members Absent: Randy Tetreault, Member, Sarah Silk, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:34 PM.

Consideration of Minutes

June 14, 2010

It was moved by Ed Roundy and seconded by Mike Hodder to approve the June 14, 2010 Wolfeboro Conservation Commission minutes as submitted. Dan Coons, Mike Hodder, Ed Roundy, Gail Antonucci, Dave Wheeler voted in favor. Lenore Clark abstained. The motion passed.

Consideration of Dredge & Fill Minutes

June 14, 2010

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the June 14, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Dan Coons, Mike Hodder, Ed Roundy, Gail Antonucci, Dave Wheeler voted in favor. Lenore Clark abstained. The motion passed.

June 19, 2010

It was moved by Lenore Clark and seconded by Ed Roundy to approve the June 19, 2010 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Dan Coons, Mike Hodder, Ed Roundy, Gail Antonucci, Lenore Clark voted in favor. Dave Wheeler abstained. The motion passed.

Discussion Items

➤ **Walt's Woods**

Guest: Keith Fletcher, Moose Mountain Regional Greenways

Keith Fletcher stated the property has the potential for water access by the public; noting a lot of diversity in regard to land characteristics. He stated he believes the property could qualify for the Wetlands Reserve Program. He stated Bob Leavy expressed interest in cash or tax write off for the conservation easement. He reviewed the history of the Wetlands Reserve Program; noting such is 100% federally funded and is based on the protection of water quality and has a restoration component. He stated the land has to be owned for 7 years or provide proof the land was not purchased for enrollment into the program. He stated the program provides for a standard easement; noting restrictive uses on the land. He recommended a wetlands delineation for the Leavy property be done.

Ed Roundy stated Mrs. Hubbard, owner of an abutting property, recently passed away; noting the property could be a critical addition to Walt's Woods. He stated the property has less wetlands however, similar terrain. He questioned whether language could be added to the easement.

Keith Fletcher replied no to the latter.

Mike Hodder questioned who holds and monitors the easement.

Keith Fletcher replied the easement is held by the United States of America but, the monitoring of the easement could be contracted out. He reviewed his fees associated with his involvement in the Leavy conservation easement; noting he charges \$44/hour.

Ed Roundy stated if the Commission is in need of professional services, the Commission should enter into a contract in advance due to budget constraints.

Keith Fletcher stated he would forward a contract to the Commission.

➤ **Bill Rae Conservation Area**

In regard to access to such, Mike Hodder stated he met with Rob Houseman and is awaiting review and guidance by Town Counsel. He stated Mr. Houseman agreed, after review of the documents, that Sargents Pond Road starts off as an easement and then approximately 1/3rd in it becomes a Right-of-Way to a communal area. He stated from the communal area to North Line Road is a woods road with no public passage. He stated the easement allows for the passage of Town vehicles to access an electric easement however, not general passage and noted the road has been used as a passage for nearly 20 years. He stated Rob Houseman has requested Town Counsel conduct a deed search.

➤ **Ellie's Woodland Walk**

Mike Hodder stated he met with 2 staff members of the Parks & Recreation Department and scheduled to brush cut the entrances and boardwalk in two weeks; noting such would be repeated in September.

➤ **Town's Garden**

Mike Hodder stated the building permit has been issued for the shed; noting the shed is currently placed in a temporary location and will be moved to its permanent location in the fall. He stated a 3rd master gardener has joined the group and is requesting volunteers during harvest time.

➤ **Goodwin's Basin**

Staff informed the Commission she received a complaint that Goodwin's Basin is overgrown and obstructing the view.

Ed Roundy stated the view is reasonable at the present time however; there is tremendous growth that will overtake the view without continued maintenance. He stated the Land Bank could provide manpower; noting they have done previous trimming of the property. He questioned issues related to the Comprehensive Shoreland Protection Act (CSPA). He recommended the property be mowed in the fall and the Commission pick up trash on the property prior to such; noting some of the expense from last year was associated with cleaning up the property prior to mowing.

Dan Coons stated trimming half way up the trees would provide a view however; such would not be easy and could be dangerous without an expert doing the work. He stated per NH DES standards relative to

the CSPA, trees 1-6" is one point, 6"-12" is 5 points and 12" is 10 points; noting 50 points in each 50x50 segment is required.

The Commission requested Staff contact Bill Donovan to retrieve an estimate for mowing the property and trimming within 50' of the shorefront.

➤ **VRAP; Smith River**

Dan Coons and Mike Hodder volunteered to take samples / conduct testing every two weeks.

➤ **Questionnaire re: conservation issues & role of Conservation Commission to residents**

Mike Hodder stated he read in Watershed News that the Effingham Conservation Commission mailed a questionnaire to residents about wetlands and wildlife issues. He questioned whether the Commission should do the same and question residents about their interests and issues with conservation and the Commission's role to them.

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

Dan Coons stated the BOS approved and signed the ELRHC Conservation Easement. He stated the Commission voted, via email (dated 6/21/10), to approve the ELRHC Conservation Easement; noting Dan Coons, Mike Hodder, Dave Wheeler, Gail Antonucci voted in favor and Randy Tetreault abstained.

It was moved by Ed Roundy and seconded by Dave Wheeler to affirm the vote by the Wolfeboro Conservation Commission on 6/21/10 to approve the Eastern Lakes Region Housing Coalition Conservation Easement for TM #176-20-1. All members voted in favor. The motion passed.

Old Business

➤ **Front Bay Conservation Area**

Ed Roundy stated the management plan for such should include the maintenance of the access and pathways, open shorefront area, promote public access, control improper use of the property, increase pathways and address growth of Firebush.

The Commission discussed misuse of the parking area at the entrance on Bay Street; noting Wolfeboro European Autowerks parks vehicles in the parking area of the Front Bay Conservation Area. The Commission discussed enforcement issues related to such. The Commission also discussed treatment to rid the Firebush.

Dan Coons stated he spoke to Ethan Hipple regarding such and has tentatively scheduled a work date for mid September with 10-20 people to clean up the property.

Mike Hodder recommended the Granite State News publish an article and photographs of the event.

Ed Roundy questioned whether the Pathways Committee would have interest in the property.

Dan Coons stated Mr. Hipple strongly believes the missions of the Commission and Parks & Recreation Departments dovetail and that his department should help with the maintenance of Town owned properties.

New Business

➤ **TM #217-44, Conservation Easement**

Ed Roundy stated the parcel is owned by the Bean family and previous maintenance of the property was done by Howard Bean. He stated the Land Bank is interested in the property; noting the property has a 20' dock. He stated Jim Bean has expressed an interest in keeping the property however, is interested in having a conservation easement placed on it to protect it from development. He stated the lot is .27 acres with 157' of water frontage on Back Bay. He recommended the Commission pursue an easement on the property. He stated the property is currently taxed as a buildable waterfront lot.

Dan Coons questioned whether the owner would allow for public access.

Ed Roundy replied yes however, would want to maintain the dock.

Mike Hodder questioned who would hold the easement.

Ed Roundy replied Town of Wolfeboro, Conservation Commission.

The Commission agreed they are in favor of proceeding with such and if the Commission is presented with a conservation easement that the Commission would accept such.

It was moved by Mike Hodder and seconded by Ed Roundy to adjourn the July 12, 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 8:30 PM.

Respectfully Submitted,
Lee Ann Keathley
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