

**WOLFEBORO CONSERVATION COMMISSION**  
**December 12, 2011**  
**MINUTES**

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

**Member Absent:** Sarah Silk, Alternate.

**Staff Present:** Lee Ann Keathley, Secretary.

*Chairman Coons opened the meeting at 6:35 PM.*

**Consideration of Minutes**  
**November 21, 2011**

**It was moved by Dave Wheeler and seconded by Mike Hodder to approve the November 21, 2011 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.**

**Consideration of Dredge & Fill Minutes**  
**November 21, 2011**

**It was moved by Gail Antonucci and seconded by Dave Wheeler to approve the November 21, 2011 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.**

**Discussion Items**

➤ **Guest: Roger Murray III – Bean Conservation Easement**  
**Allen Stevens Preserve Conservation Easement**

Roger Murray, on behalf of Lake Wentworth Foundation, stated he is following up on the proposal previously discussed with the Commission to purchase the property of Allen Stevens with donated funds, demolish the house and place a conservation easement on the property. He stated the purchase of the property is contingent upon the Town accepting the conservation easement. He stated the fundraising is not complete.

Ed Roundy questioned whether the easement addresses access to the property.

Roger Murray stated Dan Coons requested the easement include public access; noting it is not the requirement of the donors to have public access however, they are requesting a monument in Allen Steven's name at the site.

Ed Roundy questioned the extent of public access.

Roger Murray stated the site could be used to picnic.

Dan Coons stated that if the Town is accepting the easement, there should be public benefit.

Ed Roundy stated public benefit could be justified by open space.

Dan Coons questioned the amount of acreage.

Roger Murray replied 2.2 acres with 460' of frontage on Pleasant Valley Road.

Mike Hodder questioned whether hunting would be allowed.

Roger Murray stated such is not allowed due to the proximity of the surrounding dwellings.

Randy Tetreault verified the Conservation Commission would be the easement holder.

**It was moved by Mike Hodder and seconded by Lenore Clark to support the Town of Wolfeboro in the acceptance of the Conservation Easement on the Allen Stevens Preserve. All members voted in favor. The motion passed.**

#### **Bean Conservation Easement**

Roger Murray requested \$76.44 for recording fees for the Bean Conservation Easement Deed.

Ed Roundy stated he spoke to Kiki Bean regarding signage (Howard & Nancy Bean Conservation Area) and a gathering to include family members for a photo opportunity at the site in the spring.

#### ➤ **Willey Brook Picnic Area**

Dan Coons stated the BOS voted to award management of the parcel to the Conservation Commission. He stated the parcel was gifted to the Town in the 1970's as conservation area managed by the Commission however, the information was not conveyed in the deed. He stated the owners of Robie's campground had complained that a pontoon boat was parked on Town property. He noted the need for signage and recommended against expanding the parking lot.

Ed Roundy questioned the acreage.

Mike Hodder replied 8500 SF.

#### ➤ **Front Bay Conservation Area Recreational Park**

Mike Hodder reviewed drainage issues and noted someone had parked in the parking lot and left deep ruts therefore, recommended installing a gate to stop vehicle traffic until the parking lots are fully constructed.

#### ➤ **Bill Rae Conservation Area**

Dan Coons stated Jed Talbot is willing to meet with the Commission for \$150 regarding options for trail construction/development at the Bill Rae Conservation Area.

The Commission reviewed Jed Talbot's report and proposal along with fundraising efforts and strategy for construction.

Ed Roundy recommended improving the parking area on the Sargents Pond area in addition to forestry improvements. In regard to the donations for the property, he stated priorities should be set and the donations be expended.

Mike Hodder recommended selective cutting and pruning at the Sargents Pond area.

**It was moved by Mike Hodder and Lenore Clark to request a cost estimate for selective cutting/environmentally conscious forestry at the Bill Rae Conservation Area parcel. All members voted in favor. The motion passed.**

Dan Coons and Ed Roundy scheduled to meet with Jed Talbot.

➤ **Shorefront Residential District**

Dan Coons stated the Planning Board is holding a public hearing on such on 12/13/11, 7 PM at the Wolfeboro Public Library.

Mike Hodder stated the proposed ordinance reflects the old standards of the Comprehensive Shoreland Protection Act.

Randy Tetreault questioned who, at the Town level, would review applications where such would apply.

➤ **Goodwins Basin**

Dave Wheeler stated he and Ed Roundy have been thinning out the property.

Ed Roundy stated there are sizable piles to be burned.

Dan Coons stated the Budget Committee recommended the Parks & Recreation Department mow the parcel.

➤ **Beaver Pipes – Ryefield Marsh**

Mike Hodder stated beaver pipes were originally installed at the beaver dam however, the pipes have failed. He recommended installing new pipes to help control the water level in the marsh; noting it would also help with water encroachment in the abutter's backyard. He stated he does not have any cost estimates and requested the Board's direction.

Ed Roundy stated the Commission's objective is to maintain a constant level and flooding should be avoided.

Dan Coons stated installing the pipes would make the boardwalk more usable.

The Commission authorized Mike Hodder to pursue cost estimates for the installation of beaver pipes at Ryefield Marsh.

➤ **Hubbard Conservation Easement**

Dan Coons stated Mr. Hubbard is interested in proceeding with placing a conservation easement on his property and has hired an appraiser. He stated Mr. Hubbard wants to subdivide the property.

Ed Roundy stated the Land Bank met and discussed the proposal and expressed interest in having an official appraisal done; noting Keith Fletcher, Moose Mountain Regional Greenways was present at the meeting. He stated some of the access to the property is in question and requested Mr. Hubbard to provide a written financial plan.

Randy Tetreault stated there are legal and physical access issues; noting the need to ascertain who has legal rights to the property and whether physical access is available. He stated he received a call from Karen O'Dowd questioning public access and whether snowmobiles are restricted from the easement on the O'Dowd property; noting Mary O'Dowd is conveying the land internally within the family. He stated he referred her to Dan Coons.

### **New Business**

➤ **Boy Scouts/Troop 165**

Mike Hodder recommended involvement with the Boy Scouts with regard to conservation property projects.

Dan Coons stated the Commission worked with an Eagle Scout on Ellie's Woodland Walk however, things did not work out.

➤ **Bald Eagle Nests**

Mike Hodder questioned if there are any bald eagle nests in Wolfeboro or Tuftonboro.

Dan Coons stated in 2010 they were observed on Stamp Act Island.

Randy Tetreault stated at Camp Brookwoods on the Alton side.

➤ **Ellie's Woodland Walk brochure**

Mike Hodder forwarded the revised brochure for Ed Roundy's review and comment prior to publication.

**It was moved by Dave Wheeler and seconded by Lenore Clark to adjourn the December 12, 2011 Wolfeboro Conservation Commission meeting. All members voted in favor. The motion passed.**

*There being no further business before the Commission, the meeting adjourned at 8:24 PM.*

Respectfully Submitted,

*Lee Ann Keathley*

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