

WOLFEBORO CONSERVATION COMMISSION

May 9, 2011

MINUTES

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

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:36 PM.

Consideration of Minutes

April 11, 2011

Corrections: Page 2, Conservation Easements on Town owned properties; delete "noting the Town considered selling such in the past."

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the April 11, 2011 Wolfeboro Conservation Commission minutes as amended. All members voted in favor. The motion passed.

Consideration of Dredge & Fill Minutes

April 11, 2011

It was moved by Ed Roundy and seconded by Mike Hodder to approve the April 11, 2011 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

April 18, 2011

It was moved by Mike Hodder and seconded by Ed Roundy to approve the April 18, 2011 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

Discussion Items

➤ **Front Bay Conservation Area**

Mike Hodder stated the Commission received a \$10,000 grant from the Wolfeboro Fund and has meetings with other organizations and Joe Bradley, Pocket Mountain Video, who will record the project from the planning phases to ribbon cutting. He stated he will make application to Meredith Village Savings Bank for \$15,000 and request contributions in the Conservation Matters column of the newspaper. He stated donations have been received from Kingswood Press, Winnepesaukee Chocolates and Kathy Barnard. He stated Josh Ryan has submitted an estimate for the design of the proposal in the amount of \$3,700.

Ed Roundy questioned the deadline for raising money for the project.

Mike Hodder replied March 2012 (to raise \$50,000). He stated decisions will have to be made outside of the Commission's regularly scheduled meetings therefore, requested the Commission to authorize the Steering Committee to expend funds when necessary for the project. He stated Dan Coons, Ed Roundy, Rob Houseman, Ethan Hipple and himself are members of the Steering Committee.

It was moved by Lenore Clark and seconded by Randy Tetreault to authorize the Steering Committee for the Front Bay Conservation Area to expend funds associated with improvements to the area. All members voted in favor. The motion passed.

➤ **David Glazier; pre-application discussion**

Ted Wright distributed a preliminary sketch of a proposed boundary line adjustment and 2-lot subdivision for David Glazier's property located on North Line Road. He stated Peter Cooperdock has delineated the wetlands and the owner would prefer to use the existing forestry bridge; noting access to Lot 2 is in question.

David Glazier stated the bridge was installed with State approval as a forestry bridge and was used for logging purposes.

Ed Roundy expressed concern regarding the brook and drainage issues. He stated the Town has requirements on the creation of new lots; noting the requirements need to be reviewed carefully.

Ted Wright stated an open bottom box culvert is proposed and the State recommended an easement for use of the bridge. He stated the State would authorize another crossing further downstream if use of the bridge is denied. He stated a Special Use Permit is necessary and the Planning Board has taken the position that the existing bridge cannot be used.

Randy Tetreault questioned whether a common drive access would be granted.

➤ **Bill Rae Conservation Area**

Mike Hodder stated an abutter claimed rights to use the woods road. He stated Rob Houseman and Laura Spector, Town Counsel, walked the woods road and Town Counsel is going to prepare a response to the abutter defending the Town's right to close off access; noting the Town's partial revocation of the subdivision eliminated all rights to the right-of-way and that the only right they have is access to Beach Pond Road. He stated the chain of ownership ended with the partial revocation of the subdivision.

➤ **Forestry**

Dan Coons stated he spoke to Erick Groves and informed him the Commission is interested in his recommendations for the management of Town owned properties.

➤ **Conservation Easements on Town owned properties**

Dan Coons stated he attended a Lake Wentworth Foundation meeting on 4/16/11; noting the members are interested in the Commission's project (no decision regarding cost) however, is not interested in holding an easement on the Town Gardens property because the property is located outside the watershed. He stated he is meeting with Nick Solod, Lakes Region Conservation Trust, on 5/10/11 and walking specific properties. He stated Town approval at Town Meeting vote is required.

➤ **Goodwins Basin**

Ed Roundy stated he would conduct a site visit with representatives from the Land Bank to scout an area for the sign and determine the wording of the sign.

➤ **Prime Wetlands**

No report.

➤ **Vernal Pool Inventory**

Dan Coons stated the State is encouraging Town's to inventory their vernal pools.

Old Business

➤ **Bean Property, TM #217-44**

Ed Roundy stated the Bean family has agreed to deed the property to the Town with the family having the right to maintain the dock on the property. He stated he wrote a letter to Kiki Bean thanking her and the family for conserving the land and requested the family submit a letter of intent to the Town. He stated the Land Bank would share in the expense of costs associated with the appraisal and purchase of the property and requested the Commission authorize the expenditure of \$5,000 for such.

Mike Hodder asked who would hold the easement.

Ed Roundy stated the property would be owned by the Town however, cannot hold the easement.

Dan Coons questioned whether the Commission should consider Lake Wentworth Foundation as the holder of the easement.

Sarah Silk asked how the use of the dock by others would be prevented.

Dan Coons stated possibly signage; noting such is the decision of the Bean family.

Ed Roundy recommended having restrictions on the dock.

Dan Coons asked who would be responsible for maintaining the dock.

Ed Roundy replied the Bean family.

It was moved by Ed Roundy and seconded by Lenore Clark to authorize the expenditure of up to \$5,000.00 related to the appraisal and purchase of the Bean property, TM #217-44. All members voted in favor. The motion passed.

New Business

➤ **Zoning Changes to Route 28**

Sarah Silk stated Chuck Storm reported to the BOS the Planning Board is proposing changes in zoning on Route 28. She stated the BOS are concerned about it due to timing of the Lake Wentworth Watershed study. She requested the Commission make a motion to support postponing zoning changes until after the completion of the study.

Mike Hodder stated he is not comfortable taking a position in the absence of knowledge. He stated he doesn't believe the Board would change zoning that was not well thought out.

Sarah Silk stated that is the whole point, the Planning Board does not have information from the study to know what uses would be appropriate.

Mike Hodder requested Staff speak to the issue; noting Staff is also the Planning Board secretary.

Lee Ann Keathley informed the Commission the Planning Board is reviewing the commercial districts located along the Route 28 corridor and discussing potential zoning changes for such; noting the Board has not made any decisions and in fact, the Board has only had minimal discussion regarding such. She stated members of the Lake Wentworth Foundation have attended meetings and requested the Planning Board wait until the completion of the watershed study before enacting any zoning changes (noting the completion date of 2 years for the study and the availability of data collection results in 9 months). She stated the Board is interested in working with the members of the Lake Wentworth Foundation and intend to schedule a meeting with the EDC, Chamber of Commerce and Conservation Commission to discuss the issue (tentatively scheduled for 6/21/11). She stated she would forward the Planning Board minutes and proposed draft to the Commission.

Sarah Silk stated the Board should meet with the Agricultural Commission.

Lee Ann Keathley stated she would forward the request to the Board.

It was moved by Mike Hodder and seconded by Gail Antonucci to adjourn the May 9, 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 8:06 PM.

Respectfully Submitted,

Lee Ann Keathley

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