

WOLFEBORO CONSERVATION COMMISSION
August 8, 2011
MINUTES

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

Member Absent: Sarah Silk, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:34 PM.

Consideration of Minutes
July 11, 2011

It was moved by Dick Jones and seconded by Mike Hodder to approve the July 11, 2011 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.

Consideration of Dredge & Fill Minutes
August 1, 2011

It was moved by Mike Hodder and seconded by Dave Wheeler to approve the August 1, 2011 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

Discussion Items

➤ **Don Trice; Allen Stevens Preserve**

Don Trice stated the objective is to raise money to purchase the former Allen Stevens residence, remove the buildings, remove the lake access rights from the title and grant a conservation easement in perpetuity on the property to the Town of Wolfeboro to create the Allen I. Stevens Preserve as a permanent tribute to Allen Stevens. He reviewed the action items associated with such.

Dan Coons questioned when such would be accomplished.

Don Trice stated the closing is anticipated prior to the end of the year due to tax issues.

Ed Roundy stated some consideration should be given to appropriate growth of the wooded area.

Don Trice stated they envision undisturbed wooded areas along Pleasant Valley Road.

Randy Tetreault verified the Commission would be the easement holder.

Mike Hodder questioned whether the Lake Wentworth Association has endorsed the program.

Don Trice replied no, the intent is to present the proposal to the Association Board of Directors.

It was moved by Lenore Clark and seconded by Mike Hodder to support and endorse the efforts of the Allen I. Stevens Preserve and approve the concept of the Wolfeboro Conservation Commission as the holder of the conservation easement. All members voted in favor. The motion passed.

➤ **Front Bay Conservation Area Recreational Park**

Mike Hodder stated the Land Bank of Wolfeboro-Tuftonboro donated \$10,000; noting 25% is left to raise. He stated the final design for the park will be completed by 8/17/11 and two signs (Bay Street & waterfront) have been erected on the property. He stated Randy Tetreault completed the survey of the parking lot; noting to construct such is expected to cost \$17,000.

Randy Tetreault questioned the ability to construct an ADA compliant parking lot without paving such.

Mike Hodder questioned a parking lot could be built with hard packed gravel or stone dust.

Randy Tetreault stated construction sequencing needs to be reviewed and there needs to be a transition to the lower parking lot. He stated the lower parking area could be roughed in to provide for a staging area.

Ed Roundy stated he is opposed to pavement for either parking lot.

Mike Hodder stated the ADA parking area has to be striped/lined.

Lenore Clark stated The Nick uses old utility poles and signage to depict the handicap parking spaces.

Dan Coons stated he received a call from an abutter to the property who expressed concern for an increase in drinkers, smokers and potential fires and questioned patrol and maintenance of the property.

➤ **Conservation Easements on Town owned properties**

Dan Coons stated Ed Roundy, Dave Wheeler, Lenore Clark and he met with representatives from the Lake Wentworth Association and visited the Bill Rae Conservation Area, Brown lot, Trask Mountain lot, Clow lot, Willey Brook and the Tutt lot. He stated the Lake Wentworth Association is interested in holding easements for Town owned properties.

➤ **Forestry**

Dan Coons stated logging on the Willey Brook property has been completed. He stated he would contact Erik Groves regarding plans for the other properties.

➤ **2012 Budget**

Staff informed the Commission the proposed 2012 budget must reflect a 1% decrease.

Following review of the 2012 budget, the Commission agreed to the following;

- Decrease 46110.562 Advertising from \$50 to \$0
- Decrease 46110.625 Postage from \$50 to \$20
- Decrease 46110.820 from \$200 to \$150

It was moved by Mike Hodder and seconded by Gail Antonucci to approve the 2012 Conservation Commission budget with the above noted changes to reflect a 1% decrease. All members voted in favor. The motion passed.

➤ **Natural Resources Protection**

The Commission reviewed the memo from Rob Houseman, dated 7/14/11, regarding Natural Resource Protection (the Planning Board is recommending the adoption of standards to be used by the Town when the BOS are considering the disposal of Town owned property). Following review of criteria noted in the memo, the Commission agreed to the following;

- Strike the 1st bullet; noting the Tutt and Town House lots and Goodwins Basin are under five acres)
- Add the following; wildlife corridors, historical area, scenic view, rare and endangered species, significant wildlife habitat and significant natural community (ie: stand of Atlantic White Cedar Swamp)
- 3rd paragraph, 1st sentence; insert “to the BOS” between “recommendation” & “as”, strike “in”
- 3rd paragraph, 2nd sentence; strike “transferred to” & replace with “managed by”

➤ **Bean property**

Dan Coons stated the family wishes to retain ownership of the property and donate a conservation easement to the Town.

Ed Roundy stated that to keep the easement in perpetuity an organization needs to be responsible for retaining the easement.

Dan Coons stated an estimate for an appraisal was received in the amount of \$1,685; noting such was forwarded to Roger Murray.

Ed Roundy stated the Land Bank voted to contribute up to \$5,000 for costs associated with such; noting the Commission agreed to match the amount. He stated public access will be allowed excluding the dock; noting such will be maintained by the Bean family.

➤ **Towns Garden**

Mike Hodder stated the Towns Garden Food Pantry Committee is scheduled to meet next week.

➤ **Goodwins Basin**

Staff informed the Commission Bill Donovan had sent an email stating the tree trimming and mowing would be completed by 8/15/11.

New Business

➤ **Hubbard property**

Randy Tetreault stated the land is to be split between the two children; noting the house was left to the son. He stated the property is in litigation and Len Hubbard requested him to do a sketch of the property. He stated Mr. Hubbard inquired about options for the property and forwarded Dan Coons' number; noting the potential for a conservation easement.

Ed Roundy stated the property consists of 25 acres with a lot of wetlands and steep slopes.

Dan Coons stated he called Mr. Hubbard and told him the Conservation Commission would be interested in efforts to protect the property.

**It was moved by Mike Hodder and seconded by Dave Wheeler to adjourn the August 8, 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 8:25 PM.

Respectfully Submitted,
Lee Ann Keathley
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