

WOLFEBORO CONSERVATION COMMISSION
January 9, 2012
MINUTES

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

Members Absent: Randy Tetreault, Gail Antonucci, Members, Sarah Silk, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:35 PM.

Chairman Coons appointed Dick Jones, Alternate, to sit in for Gail Antonucci, Member.

Consideration of Minutes

December 12, 2011

Corrections: Page 3, 3rd paragraph; add "seconded by"

It was moved by Ed Roundy and seconded by Lenore Clark to approve the December 12, 2011 Wolfeboro Conservation Commission minutes as amended. All members voted in favor. The motion passed.

Discussion Items

➤ **Conservation Easements on Town owned properties**

Dan Coons stated he reviewed such with the BOS; noting the BOS are receptive however, feels that if the property is designated under the management of the Conservation Commission then such would provide an extra layer of protection and the Town could not sell the parcel without Commission approval. He stated Town Counsel is going to review such.

Mike Hodder stated the management of a property by the Conservation Commission is at the order of the BOS and noted that management is not ownership. He stated the only way to prevent the development of land for building purposes is to place a conservation easement on the property. He questioned whether the warrant article relative to such is going forward.

Dan Coons replied yes.

Mike Hodder asked if there would be another public hearing.

Dan Coons replied yes.

➤ **Front Bay Conservation Area Recreational Park**

Mike Hodder stated the Commission received the grant from the NH Charitable Foundation in the amount of \$15,000. He stated there remains \$2,700 to complete the fundraising. He requested the Commission financially contribute to the project; noting fundraising efforts would continue however, requested a

commitment by the Commission to support the project. He stated concrete barriers have been placed at the entrance of the parking lot.

It was moved by Lenore Clark and seconded by Dave Wheeler to expend funds for the construction project at Front Bay Conservation Area Recreational Park, amount not to exceed \$2,700.00. All members voted in favor. The motion passed.

➤ **Bill Rae Conservation Area**

Ed Roundy stated he spoke to Kirk Titus who is willing to assist with providing equipment, provide recommendations to the Commission in regard to the use of the land or monitor the property. He questioned the maintenance of the road; noting the entrance of the road is in better condition.

Mike Hodder stated the Town has an obligation as a land owner to the road; noting no one has responded to Rob Houseman's letter which speaks to an agreement between the property owners and the Town. He stated the Town is willing to plow, grade and gravel the road if the landowners agree to allow public access to the Bill Rae Conservation Area. He stated two people are currently paid \$100 each to plow the road.

Ed Roundy stated if the agreement goes through, he requested the private road sign be removed.

Mike Hodder stated that if such is done the road would have to be built to Town specs.

➤ **Goodwins Basin**

Dan Coons stated he spoke to Ethan Hipple regarding mowing the property (per the Budget Committee's request) and Mr. Hipple agreed to such.

➤ **Hubbard Conservation Easement**

Dan Coons stated the owner of the property will be having an appraisal done at the end of the month. He stated he recommended to the owner to coordinate such with the surveyor.

Old Business

➤ **Bean Conservation Easement**

Dan Coons stated the easement has been recorded.

New Business

➤ **Society for the Protection of NH Forests Membership Dues**

It was moved by Mike Hodder and seconded by Lenore Clark to renew the Commission's membership to the Society for the Protection of NH Forests in the amount of \$50.00. All members voted in favor. The motion passed.

➤ **House Bill**

Dan Coons stated a House Bill was presented that prevented any towns from putting the Current Use Change Tax in Conservation Commission accounts regardless of the any vote by the voters. He stated the bill was withdrawn by the sponsor however; another bill still exists to defund the Current Use Change Tax provision.

➤ **Runnals 2-Lot Subdivision**

Dan Coons stated Rob Houseman determined that the proposed subdivision is exempt from the Conservation Subdivision Overlay Ordinance. He stated the proposed subdivision is located on Waumbeck Road and is on the Planning Board's agenda for 2/14/12.

Lenore Clark moved the Wolfeboro Conservation Commission to enter non-public session at 7:22 PM to discuss a real estate matter. The motion was seconded by Mike Hodder. Roll Call Vote: Dan Coons; yes, Mike Hodder; yes, Lenore Clark; yes, Dave Wheeler; yes, Ed Roundy; yes, Dick Jones; yes. The motion passed.

The Board re-entered public session at 7:40 PM.

Chairman Coons stated the nonpublic session minutes of January 9, 2012 were sealed by a 2/3 vote as required by law.

It was moved by Mike Hodder and seconded by Lenore Clark to adjourn the January 9, 2012 Wolfeboro Conservation Commission meeting. All members voted in favor. The motion passed.

There being no further business before the Commission, the meeting adjourned at 7:41 PM.

Respectfully Submitted,

Lee Ann Keathley

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