

WOLFEBORO CONSERVATION COMMISSION
July 16, 2012
MINUTES

Members Present: Dan Coons, Chairman, Randy Tetreault, Vice-Chairman, Lenore Clark, Ed Roundy, Dave Wheeler, Members, Gary Mason, Art Slocum, Alternates.

Members Absent: Mike Hodder, Gail Antonucci, Members, Sarah Silk, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:30 PM.

Chairman Coons appointed Gary Mason, Alternate, to sit in for Gail Antonucci, Member, and Art Slocum, Alternate, to sit in for Mike Hodder, Member.

Consideration of Minutes
June 11, 2012

It was moved by Dave Wheeler and seconded by Gary Mason to approve the June 11, 2012 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.

Dredge & Fill Minutes
June 11, 2012

It was moved by Dave Wheeler and seconded by Gary Mason to approve the June 11, 2012 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

Discussion Items

- **Special Use Permit and Minimum Impact Expedited applications for Diane & John Foley**
Jim Rines, White Mountain Survey Co., stated Diane and John Foley received approvals/permits for a Special Use Permit, septic and wetlands in 2005 for the construction of a residential dwelling and septic. He stated the Foley's did not act on the approvals and when a decision was made to sell the property they realized all the approvals had expired. He stated the proposal includes site access off of Forest Road; noting the driveway is the only structure to impact the wetland (760 SF) thus requiring a NHDES Wetlands Permit. He stated the current Town zoning has a no-touch buffer that did not exist in 2005 therefore, to minimize impact the proposal relocates the location of the dwelling and septic system so that there is less site disturbance than what was approved in 2005. He stated 15 SF of the southeast corner of the dwelling falls inside the no-touch buffer as does the fill for the dwelling and septic system; noting all disturbed areas will be loamed and seeded. He requested the Commission review the applications.

Dan Coons stated the Commission would review the applications at a Dredge & Fill meeting following the adjournment of tonight's meeting.

➤ **Bill Rae Conservation Area**

Residents of Sargents Pond Road present: Ray Gagne (67 Sargents Pond Road), Dominik Marsilio (75 Sargents Pond Road), Elizabeth Ingemi (71 Sargents Pond Road), John Gauthier (32 Sargents Pond Road), Lisa Moody (70 Sargents Pond Road).

Dominik Marsilio stated he reviewed the minutes for the past several years relative to access via Sargents Pond Road to the area. He questioned the mission of the Commission with regard to the property.

Dan Coons stated the Commission would like to see the Bill Rae Conservation Area as a place where people can enjoy a back to nature experience including walking trails, canoeing and kayaking.

Dominik Marsilio stated the property is currently being used as a dump site and a place for teenagers to party and questioned whether the police could patrol the area. He stated the Town is advertising the area through the Parks & Recreation publication and the Town's website without having cleared up the access issues to the property.

Dan Coons stated the property has been cleaned up in the past year and reviewed the history of transfer of ownership of the parcels.

Elizabeth Ingemi expressed concern for the increase in use of the road; noting the road is a private road.

Lisa Moody agreed and stated especially without Town participation.

Dominik Marsilio stated the residents of Sargents Pond are paying for the maintenance of the road. He stated he feels the Town put the cart before the horse by having the dedication of the Bill Rae Conservation Area prior to determining access to the area. He requested the Town either take over Sargents Pond Road or open up the woods road and access the area from North Line Road. He stated the residents do not want the liability of having the public cross over the private road.

Randy Tetreault stated the Commission is an advisory board for environmental issues; noting the road issue is the pervue of the BOS however, the Commission can forward recommendations to the BOS.

Dan Coons stated the Town is part owner of the Sargents Pond Road because the Town owns frontage on the road. He recommended a representative of the association meet with Town officials. He stated he would seek guidance relative to the police patrolling the area.

Ed Roundy stated there are State laws relative to property located on a private road. He stated the Commission has the responsibility to maintain the area and maintain proper use of the parcel however, does not believe the property is being misused any more than it has in the past.

Art Slocum recommended the Commission seek access and parking from North Line Road.

The Commission discussed maintenance and liability issues and agreed to the following;

- Schedule a meeting with Dave Ford, Rob Houseman, Dave Owen and representatives for the residents of Sargents Pond Road
- Schedule a clean-up of the property, specifically by the waterfront
- Remove all advertising for the Bill Rae Conservation Area until the access issue is resolved

➤ **NHTOA Membership Dues**

It was moved by Lenore Clark and seconded by Art Slocum to submit payment in the amount of \$30.00 to the NH Timberland Owners Association for membership renewal. All members voted in favor. The motion passed.

➤ **Front Bay Park Donations**

Dan Coons stated the Commission has received numerous donations in memory of Dick Jones, former member of the Conservation Commission.

➤ **Hubbard Property**

Dan Coons stated he would contact both Bob Leavy and the Rust Pond Association; noting representatives from the Commission are interested in attending an association meeting to discuss the proposal of obtaining conservation easements on the Hubbard and Leavy properties.

➤ **Morse Lot**

Dan Coons stated the Commission voted last month to accept the donation of the Morse Lot. He stated Russ Wakefield, Horizons NH Appraisal Services, is submitting a cost estimate for a real estate appraisal. He stated Mr. Wakefield and he will meet to walk the property and would request Staff to forward the deeds to Mr. Wakefield. He stated Mr. Wakefield advised that once the Commission receives the new deed for the parcel, the Commission could acquire deeded access from an abutting lot. He stated he spoke to David Overall, abutter, and informed him the Morse property was gifted to the Town.

New Business

➤ **Letter to NH DES from Mark Puffer, Town Counsel re: Wetlands Bureau file #2012-000877**

The Commission reviewed the letter from Mark Puffer, dated 6/29/12, regarding repair of the dock at the Libby Museum.

➤ **Moose Mountain Regional Greenways Wildlife Festival**

Wildlife Festival sponsored by Moose Mountain Regional Greenways is being held on 8/11/12, 10am-3pm on Applebee Road, Milton.

➤ **Mike Hodder Resignation**

Dan Coons stated Mike Hodder has submitted his resignation; effective following the completion of Front Bay Park. As such, he requested members to volunteer for the activities Mike Hodder was working on.

Town Garden: Ed Roundy

Shoreland Protection Ordinance Committee: Art Slocum, Dan Coons

Taking Action for Wildlife: Dan Coons

It was moved by Ed Roundy and seconded by Dave Wheeler to adjourn the July 16, 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 7:54 PM.

Respectfully Submitted,

Lee Ann Keathley