

WOLFEBORO CONSERVATION COMMISSION

June 10, 2013

MINUTES

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

Staff Absent: Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:37 PM.

Consideration of Minutes

May 13, 2013

It was moved by Dave Wheeler and seconded by Art Slocum to approve the May 13, 2013 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.

Dredge & Fill Minutes

April 25, 2013

It was moved by Ed Roundy and seconded by Art Slocum to approve the April 25, 2013 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

May 13, 2013

It was moved by Ed Roundy and seconded by Dave Wheeler to approve the May 13, 2013 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.

May 28, 2013

It was moved by Ed Roundy and seconded by Art Slocum to approve the May 28, 2013 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Randy Tetreault, Art Slocum, Ed Roundy, Gail Antonucci voted in favor. Lenore Clark, Dave Wheeler, Dan Coons abstained. The motion passed.

Discussion Items

➤ **Front Bay Park**

Sarah Silk asked if Ethan Hipple had been contacted regarding installing the dog station.

Dan Coons replied no. He stated he emailed Jim Bean regarding the boat ramp however, has not received a response. He stated partial work has been done relative to invasive species at the site. He asked if Parks and Recreation is responsible for trail maintenance.

Dan Coons replied no, the Commission is responsible for such however, Parks and Recreation Staff have provided assistance with such.

➤ **White Face Mountain**

Keith Fletcher, Moose Mountain Regional Greenways, stated he had met with the previous owner of the property (80 acre parcel) several times relative to the placement of a conservation easement on the property. He stated due to time constraints and circumstances, an easement was not executed and the property has since sold. He stated that a member of the Land Bank offered to purchase the property from the previous owner however, the owner was not interested at that time. He stated the new owners have spent one winter in NH and felt that was enough; noting the property may become available again. He stated the property is a high priority of the Land Bank with the intent to conserve the back land.

Ed Roundy stated the Commission is in possession of the Morse property; noting said property is contiguous to the White Face Mountain lot. He stated the White Face Mountain property is not on the market at the present time.

Keith Fletcher asked who, from the Land Bank, is in contact with the land owners.

Dan Coons replied Don McBride.

Ed Roundy stated he and Mal Blodgett put white blazes on the trail about 2-3 weeks ago. He stated the Land Bank has arranged to have a person with a chainsaw trim along the trail.

Keith Fletcher asked what the discussion by the Land Bank has consisted of.

Ed Roundy stated the Land Bank has not met with regard to the land itself.

Keith Fletcher recommended negotiating with the current owners to purchase the lot in total or have the owners carve off the back lot and sell that back land. He stated the land was purchased for \$295,000.

The Commission discussed subdividing the land and what would be required for such.

Randy Tetreault recommended a boundary line adjustment be done.

Ed Roundy noted access issues.

Keith Fletcher asked if access via Browns Ridge Road is reasonable.

Ed Roundy replied no.

Keith Fletcher recommended negotiating a right-of-way for access. He stated the Commission would want affirmative rights with a conservation easement and questioned whether the Commission has the funds available to make something happen. He questioned how the Commission would set a value on the property.

Dan Coons stated the Commission would request an appraisal of the property.

➤ **Forestry Update**

Referencing the Morse Lot, Erik Grove, Southern Maine Forestry, stated he found capped rebar stakes from White Mountain Survey and some lines that were blazed and painted with additional monumentation on the south and west side of the property. He stated it was very difficult to locate the boundaries; noting there is no evidence of the north and east side property lines. He stated the property has been cut hard. He stated he observed a foot path that has been maintained. He recommended the Commission find the remaining boundaries of the lot prior to any further decision making.

Ed Roundy questioned the forestry history.

Dan Coons stated the lot was purchased as a wood lot in the 1960's and that he has no knowledge of forestry practices.

Erik Grove stated the cutting done on the east facing slope appears to have been supervised by a forester. He noted oak, yellow birch, spruce and hemlock exist on the property and noted the pine was hydrated out from the cutting. He stated if access could be gained, the property is harvestable.

Dave Wheeler asked how to improve the existing growth.

Erik Grove reviewed forest management techniques for such.

Ed Roundy asked when the property was cut.

Erik Grove stated it appears that the north end was cut 20 years ago (partial harvest).

Ed Roundy stated there is a remote possibility the property may be used to access White Face Mountain.

Dave Wheeler questioned whether the property should be cleared to promote white pine growth.

Erik Grove stated there is a handful of young pine sapling under filtered light of the hemlocks. He stated trees are needed to generate seed and reviewed forestry techniques relative to such.

Relative to the Beech Pond watershed, Erik Grove recommended cutting to promote soft wood and noted he would be contacting Dave Ford regarding such. Relative to the Armory lot, he stated a partial harvest was done and reviewed the qualities of the lot. He recommended a summer or winter harvest of the lot.

Old Business

➤ **204 Cotton Valley Road, TM #137-5**

Dan Coons stated the Land Bank is closing on the property on 6/12/13 (purchased for \$14,000). He stated he spoke to Don McBride regarding the purchase; noting the Land Bank would be willing to accept 50% or more contribution.

The Commission agreed to invite Don McBride to the next meeting and schedule a site walk.

Dave Wheeler asked if the property has been surveyed.

Dan Coons stated he doesn't believe so.

➤ **Leavy Conservation Easement**

Dan Coons stated he spoke to Bob Leavy and noted Mr. Leavy is still interested in pursuing a conservation easement on his property.

➤ **Goodwins Basin**

Dan Coons stated Jim Bean provided a quote for mowing the property in the amount of \$150.

Sarah Silk verified the property would be mowed twice per year.

New Business

➤ **MMRG projects**

Keith Fletcher, MMRG, stated two projects have been brought to the organization: farm preservation project and a green subdivision of 186 acres owned by Jeff Fernald and his brother off Center Street.

The Commission agreed to participate in a site walk with Keith Fletcher, date to be determined.

➤ **Sewall Woods**

Ed Roundy stated that as a Conservation Commission, the Commission should recognize the amount of damage being done by the Bittersweet throughout a portion of Sewall Woods. He stated he feels the Commission has some responsibility with Sewall Woods and should encourage aggressive action in dealing with the issue. He stated the bittersweet is taking over and there are no more peach and apple trees in the area affected; noting the area to be approximately 25 acres. He stated LRCT has money for a stewardship and recommending contacting LRCT regarding such.

➤ **Towns Garden Property**

Ed Roundy stated the area is not attractive and noted a lot of rubble/piles of brush on the property. He recommended renting a wood chipper and cleaning up the property.

Sarah Silk stated the Town has a wood chipper and would speak to Dave Ford regarding such.

It was moved by Ed Roundy and seconded by Dave Wheeler to adjourn the June 10, 2013 Wolfeboro Conservation Commission meeting. All members voted in favor. The motion passed.

There being no further business before the Commission, the meeting adjourned at 9:02 PM.

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley

****This meeting was tape recorded and the minutes were produced from said recording and notes taken by Lenore Clark.**