

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
APPROVED MINUTES
September 10, 2021**

Chair Lenore Clark opened the meeting at 10:30 am at the Wolfeboro Town Hall.

Members Present: Lenore Clark, Chair, Dan Coons, Vice-Chair, Brian Gifford, Jeff Marchand, Nancy Byrd, Members, Bob Gilbert, Jim Nupp, Alternates.

Members Absent: Dave Senecal, BOS Representative, Warren Muir, Ed Roundy, Members, Sarah Silk, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Assistant.

Chair Lenore Clark appointed Jim Nupp, Alternate, to sit in for Ed Roundy, Member and appointed Bob Gilbert, alternate, to sit in for Warren Muir, Member.

I. Discussion Items

a. Goodwins Basin – Tree Removal

Lenore Clark stated there is a tree that is on the Town's property that leans over one of the cabins situated on Sal Nicastro's property. She stated Stalin Arias of Bartlett Tree Service stated the tree is not actively uprooting however, if the ground is saturated it could fall onto the building. She stated she has received two quotes; noting the quotes range between \$1,000 and \$1,400.

Jeff Marchand asked if the property was deeded to the Town of Wolfeboro and questioned why the Commission is responsible for the cost of the removal of the tree.

Dan Coons replied yes, the property is deeded to the Town of Wolfeboro.

The Commission discussed the question of financial responsibility – Lenore Clark to discuss such with the Town Manager and will review the conservation easement for the property. The Commission agreed to table such until Ms. Clark is able to review the deeds and speak to the Town Manager.

The Commission also discussed the abutting property that is owned by the Town (former Evans property) and trimming the shoreline of said property.

b. Willey Brook Trail Expansion Project

Lenore Clark stated the proposal includes a 1,000 foot loop around the existing trail at Willey Brook. She stated the value of the project is \$5,000 and a donor has committed to such.

Jeff Marchand asked if it is a cash gift.

Dan Coons noted that Wolfeboro Single Track Alliance is the donor.

Lenore Clark stated the exchange of funds is between Wolfeboro Single Track Alliance and Bella Terra Trail Design.

Jeff Marchand stated the Wolfeboro Single Track Alliance should not have an expectation for maintenance by the Commission.

Lenore Clark stated the Commission could engage in a Memorandum of Understanding (MOU).

Dan Coons stated Wolfeboro Single Track Alliance has been discussing donating funds to maintain the existing trails.

Jim Nupp agreed that an MOU should be done for the long term maintenance of the trails.

Dan Coons stated Wolfeboro Single Track is currently drafting an MOU between them and the Lakes Region Conservation Trust and will contact Brad Helfer (attorney preparing the MOU) to prepare an MOU for Willey Brook.

It was moved by Jim Nupp and seconded by Nancy Byrd to accept the Bella Terra Trail Design proposal to construct a 1,000' trail loop at Willey Brook and recommend such to the BOS for acceptance of the proposal. All members voted in favor. The motion passed.

**c. NHDES Dredge & Fill Applications
Cosmic Cove, LLC
12 Point Luck Circle, Lake Winnepesaukee
Tax Map #214-1-33
Standard Dredge & Fill**

The applicant proposes to construct a 900 SF dug-in boathouse with a 6' wide walkway to provide two boat slips for year round storage of boats and related accessories, install two boat lifts inside the boathouse slips and construct an L-shaped seasonal dock to provide four boat slips.

Referencing the Cosmic Cove, LLC Standard Dredge and Fill application, Tax Map 214-1-33, the Conservation Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on the lake, but understand they are legal structures on Lake Winnepesaukee and waive our right to intervene. The Commission requests that if there is any lighting associated with this proposal, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53):

"Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

**Natalie and Theodore Purington Irrevocable Trust
50 Whitegate Road, Lake Winnepesaukee
Tax Map #251-4**

Minimum Impact Expedited

The applicant proposes to construct a 525 SF perched beach.

The Conservation Commission noted no objection to the Natalie and Theodore Purington Irrevocable Trust Minimum Impact Expedited application, Tax Map #251-4. However, the Commission has some concerns regarding the apparently thin strip of shoreline buffer vegetation in comparison to the expanse of grass lawn, that will be further reduced by the creation of the beach. The Commission would like to see NHDES require, as part of the approval of this project, that native shrubs be planted along the upslope/back side of the beach retaining wall to aide in the interception of nutrient-laden runoff from the lawn. One of our members is an abutting neighbor and noted the existence of boulders in the lake that help retain sediment. The boulders were not mentioned in the plans or narrative so the Commission would like assurance that the existing boulders will remain in place. There is a concerted effort by Wolfeboro Waters, Wolfeboro Department of Public Works, and taxpayers to minimize the causes of cyanobacteria blooms that have been occurring in Winter Harbor, where this project is located, and the Commission wants to ensure this project will not exacerbate the situation by increasing the amount of runoff and erosion into Winter Harbor.

Peter Palmer
36 Whitegate Road, Lake Winnepesaukee
Tax Map #215-6
Minimum Impact Expedited

The applicant proposes to maintenance dredge to allow/provide continued use of an existing grandfathered boathouse and replace (2) three piling ice clusters that had been dislodged by ice.

The Conservation Commission noted no objection to the Peter Palmer Minimum Impact Expedited application, Tax Map #215-6.

Decastro Family Trust
98 Broadside Road, Lake Winnepesaukee
Tax Map #213-11
Permit By Notification

The applicant proposes to make necessary repairs to an existing grandfathered dock and rock breakwater.

The Conservation Commission noted no objection to the Decastro Family Trust Permit By Notification application, Tax Map #213-11.

II. Other Business
None.

III. Public Comment
None.

There being no further business before the Commission, the meeting was adjourned at 11:17 am.

Respectfully Submitted,
Lee Ann Hendrickson

