

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
August 14, 2023
DRAFT MINUTES**

Chairman Clark opened the meeting at the Wolfeboro Public Library at 6:05 pm.

Members Present: Lenore Clark, Chair, Dan Coons, Vice-Chair, Dave Senecal, BOS Representative, Jim Nupp, Brian Gifford, Brenda Jorett, Members, Bob Gilbert, Alternate.

Members Absent: Jeff Marchand, Peter Foley, Members, Sarah Silk, Warren Muir, Alternates.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Lenore Clark appointed Bob Gilbert, Alternate, to sit in for Jeff Marchand, Member.

I. Approval of Minutes

July 10, 2023

Corrections: Page 1, June 12, 2023 minutes; strike “amended” & replace with “submitted”
Page 3, 1st paragraph; strike “\$1600 and \$125 for” & replace with “\$2,000 including”
Page 3, Wolfeboro Waters; add “drainage project” following “Port Wedeln” & add
“environmental issues due to previous cyanobacteria advisory” following “Albee
Beach”
Page 3, Sargent’s Pond Road Issue; strike first sentence & replace with “Brenda Jorett
stated a culvert washed out on Sargent’s Pond Road and there is a load of rip rap type
rocks at the location of and both sides of the wash out approximately 50 yards from
the Town’s sign at the Bill Rae Conservation Area.”
Page 4, Whiteface Damage; strike 5th sentence

It was moved by Dan Coons to approve the July 10, 2023 Wolfeboro Conservation Commission minutes as amended. Brenda Jorett seconded the motion. All members voted in favor. The motion passed (7-0-0).

July 5, 2023 Dredge & Fill

It was moved by Brian Gifford to approve the July 5, 2023 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Jim Nupp seconded the motion. Dan Coons, Brenda Jorett, Jim Nupp, Brian Gifford, Bob Gilbert voted in favor. Lenore Clark, Dave Senecal abstained. The motion passed (5-0-2).

July 24, 2023 Dredge & Fill

Correction: Page 1, Members Present; strike Dan Coons, Jeff Marchand, Peter Foley, Jim Nupp, Sarah Silk.

It was moved by Brenda Jorett to approve the July 24, 2023 Wolfeboro Conservation Commission Dredge & Fill minutes as amended. Brian Gifford seconded the motion. Lenore Clark, Jim Nupp, Bob Gilbert, Brenda Jorett, Brian Gifford voted in favor. Dan Coons, Dave Senecal abstained. The motion passed (5-0-2).

August 7, 2023 Dredge & Fill

It was moved by Brenda Jorett to approve the August 7, 2023 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Lenore Clark seconded the motion. Lenore Clark, Brenda Jorett, Brian Gifford voted in favor. Dan Coons, Dave Senecal, Jim Nupp, Bob Gilbert abstained. The motion passed (3-0-4).

II. Discussion Items

a. 2024 Budget Proposal

The Commission discussed the current year to date expenditures of the 2023 budget and agreed to maintain the funding requests for the 2024 budget.

It was moved by Brenda Jorett to submit a level funded budget for 2024 excluding Clerical Salaries and Social Security. The motion was seconded by Brian Gifford. All members voted in favor (7-0-0).

b. Tax Map #37-7 & 37-8 (former Meissner property) Conservation Easement Language

Lenore Clark stated an additional change is being made to the conservation easement language relative to the process for emergency repairs to the property and noted she is awaiting the change to be incorporated.

BOS Public Hearing

Lenore Clark stated the BOS public hearing for the acquisition for the property previously occurred however, the public hearing for the approval/acceptance of anticipated LCHIP funds is scheduled for August 16. With regard to signing the conservation easement, she stated she spoke to the Town Manager about such; noting he sought an opinion from Town Counsel who stated the chair of the BOS needs to sign the conservation easement.

Boundary Marking

Lenore Clark stated boundary marking of the property is required by LCHIP.

Dan Coons confirmed the surveyor marked the boundaries.

Lenore Clark stated she would notify LCHIP of such.

Parking Lot Improvements

The Commission discussed proposed improvements due to the damage from the storm events that have occurred this summer.

Lenore Clark stated Rich Baldwin has offered to repair the damage for the cost of materials (approximately \$1,500).

Jim Nupp stated the main washout out is from the corner of the lot. He stated the Land Bank may be interested in assisting with the cost.

It was moved by Jim Nupp to appropriate \$2,000 for remediation and stabilization improvements to the Whiteface parking lot. The motion was seconded by Brenda Jorett. All members voted in favor (7-0-0).

c. Sunflower Seed Giveaway and Parks & Recreation Summer Kickoff

The Commission tabled such.

d. Fernald Station Parking Lot Expansion

Jim Nupp stated he informed Rich Baldwin that the Commission received the driveway permit for such; noting Mr. Baldwin will begin work in October/November.

e. Conservation Commission Logo

Brenda Jorett revised the logo and showed the Commission such.

The Commission agreed to accept the logo as presented.

f. Ed Roundy Memorial Bench

Jim Nupp stated he contacted Swenson Granite Works and the cost for a 60" bench (fully assembled, delivery & minimal amount of lettering) is \$2,256. He stated additional lettering is \$14/letter (\$1,125). He stated a 48" bench is also available.

The Commission reviewed the language to be placed on the bench.

It was moved by Brian Gifford to appropriate \$4,000 to purchase a memorial bench from Swenson Granite Works. The motion was seconded by Dave Senecal. All members voted in favor (7-0-0).

g. Wolfeboro Waters

No report.

III. Other Business/Informational Items

Year To Date Expenditures

The Commission reviewed such during their discussion of the 2024 budget.

Update on Tax Map #204-17

Lenore Clark stated the project has halted due to the wetlands buffer impacts and noted the purchase of the property has gone through. She stated the original proposal included 10 units, however after a pre-application meeting with NHDES the proposal was reduced to 8 units. She stated the number of units could possibly be reduced further.

Sargents Pond Road Issue

Brenda Jorett stated the No Trespassing sign remains at the entrance of the road.

Whiteface Trail Damage

Lenore Clark questioned whether the Commission would be interested in hiring Student Conservation Association to install water bars and drainage along the trail.

Jim Nupp stated a bog bridge would also be needed or the trail could be rerouted. He stated the trail is heavily used and supports the improvements to such.

Brenda Jorett questioned whether grant funds are available.

The Commission discussed the procurement policy and agreed to move forward with repairs to the trail.

Potential Solar Array at Spray Fields

Dan Coons stated he was approached by Nancy Hirshberg, member of the Solar Subcommittee of the Town and asked the Commission's feedback regarding placing solar panels in the clearing around the pond off Filter Bed Road. He stated he was also asked if the Commission would approve of tree cutting that would be required associated with the proposal.

Dave Senecal questioned whether it is advantageous as a Town to do such considering the current electric rate; noting the Town currently pays \$.09/kW versus Eversource at \$.22/kW. He questioned whether the proposal would interfere with the spray fields; noting that continued use of the spray fields is required. He questioned the location of the solar arrays and the size of the area needed.

Jim Nupp questioned future electric rates once the Town's contract expires. He stated he supports the proposal.

Dave Senecal stated historically the rates have been lower. He stated the Library and Public Safety Building are set up for solar.

Bob Gilbert noted there are maintenance costs associated with solar panels.

Brenda Jorett recommended the Commission request additional information regarding the proposal.

Dan Coons stated he would provide the Commission's feedback to Ms. Hirshberg.

Prindall Conservation Easement

Lenore Clark stated the BOS agenda for August 16 includes an Intent to Cut for 126 Beach Pond Road; noting said property is the Prindall Conservation Easement. She stated the property has transferred ownership since the Commission marked the boundaries last year; noting she reached out to the new owners. She asked Dave Senecal if the BOS could remove the Intent to Cut for the property from the bulk vote that is scheduled for the August 16 BOS meeting.

Dave Senecal replied yes.

Lenore Clark stated she would contact Jim Pineo regarding such.

Purple Loosestrife

The Commission discussed sightings of Purple Loosestrife in the town.

Pop Whalen Landscaping

Jim Nupp questioned whether Parks and Recreation staff could water the plants and stated he would contact the department.

Sewall Woods

Jim Nupp stated he and Dan Coons discussed the LRCT management of Sewall Woods. He stated there is a management plan for the property and questioned whether the Commission could retrieve a copy of such.

Lenore Clark stated she would contact LRCT and request a copy of the plan.

IV. Public Comment

None.

V. Non-Public Session

N/A

VI. NH Dredge & Fill Application

**O'Hare Enterprises, LLC
33 Tips Cove Road/Lake Winnepesaukee
Special Use Permit
Tax Map #240-1**

Lenore Clark recused herself. She noted that Jeff Marchand is not in favor of the proposal.

The applicant proposes to impact 22 SF wetland setback to construct a 6' wide paved extension on each side of the existing basketball court, to make the surface large enough for a pickleball court.

Referencing the O'Hare Enterprises, LLC Special Use Permit application, Tax Map #240-1, the Wolfeboro Conservation Commission agrees that the project as proposed will have less impact than if the new courts were to be constructed in an upland area that is outside of the setback but that had not been previously disturbed. There will be a small amount of additional runoff created by the additional impervious surface area that could be offset by planting new native shrubs along the border of the courts, or at the edge of the jurisdictional wetland. The Commission appreciates the attention given to invasive species management on the plan drawings. If new lighting is to be installed as part of this project, the Commission requests the Planning Board to remind the applicant of Wolfeboro's Dark Sky Ordinance.

VII. Adjournment

It was moved by Dan Coons to adjourn the August 14, 2023 Conservation Commission meeting. Brenda Jorett seconded the motion. All members voted in favor. The motion passed (7-0-0).

There being no further business before the Commission, the meeting adjourned at 8:05 pm.

Respectfully Submitted,

Lee Ann Hendrickson

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