

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
December 11, 2023  
APPROVED 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, Peter Foley, Brian Gifford, Jeff Marchand, Brenda Jorett, Members, Sarah Silk, Bob Gilbert, Alternates.

**Members Absent:** Jim Nupp, Member, Warren Muir, Alternate.

**Staff Absent:** Lee Ann Hendrickson, Administrative Secretary.

*Lenore Clark appointed Sarah Silk, Alternate, to sit in for Jim Nupp, Member.*

**I. Approval of Minutes**

**November 13, 2023**

**Corrections:** Page 2, Memorial Benches; clarify that the 1<sup>st</sup> paragraph is referencing Towns Garden property and the 2<sup>nd</sup> paragraph is referencing Front Bay Park  
Page 3, NHDES Site Visit, Heath, 1<sup>st</sup> sentence; add “and to NHDES” to end of sentence  
Page 3, Optional Powers; change 1<sup>st</sup> sentence as follows; “*Lenore Clark stated that because the Commission is governed by the RSA the Commission is given certain authority, but a majority of voters must approve optional powers at Town Meeting in order to allow the Commission to spend money outside of the Town’s boundaries (i.e.: Pleasant Mountain land preservation).*”

**It was moved by Brenda Jorett to approve the November 13, 2023 Wolfeboro Conservation Commission minutes as amended. Sarah Silk seconded the motion. Lenore Clark, Dave Senecal, Brian Gifford, Peter Foley, Brenda Jorett voted in favor. Dan Coons, Sarah Silk, Jeff Marchand abstained. The motion passed (5-0-3).**

**November 27, 2023**

**Correction:** Page 3, Adjournment, change vote from “(7-0-0)” to “(5-0-0)”

**It was moved by Brenda Jorett to approve the November 27, 2023 Wolfeboro Conservation Commission minutes as amended. Brian Gifford seconded the motion. Lenore Clark, Dan Coons, Brian Gifford, Brenda Jorett, Brian Gifford voted in favor. Dave Senecal, Sarah Silk, Peter Foley abstained. The motion passed (5-0-3).**

**September 15, 2023 Dredge & Fill**

**It was moved by Dan Coons to approve the September 15, 2023 Wolfeboro Conservation Commission minutes as submitted. Jeff Marchand seconded the motion. Lenore Clark, Dan Coons, Jeff Marchand**

voted in favor. Dave Senecal, Brian Gifford, Peter Foley, Brenda Jorett, Sarah Silk abstained. The motion passed (3-0-5).

October 4, 2023 Dredge & Fill

It was moved by Dan Coons to approve the October 4, 2023 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Jeff Marchand seconded the motion. Lenore Clark, Dan Coons, Jeff Marchand voted in favor. Dave Senecal, Brian Gifford, Peter Foley, Brenda Jorett, Sarah Silk abstained. The motion passed (3-0-5).

November 1, 2023 Dredge & Fill

It was moved by Brenda Jorett to approve the November 1, 2023 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. Peter Foley seconded the motion. Lenore Clark, Brian Gifford, Brenda Jorett, Peter Foley voted in favor. Dave Senecal, Dan Coons, Jeff Marchand, Sarah Silk abstained. The motion passed (4-0-4).

## II. Discussion Items

### a. **2024 Budget Update**

Lenore Clark stated she presented the Conservation Commission budget to the Budget Committee; noting there were no changes to the budget. She reviewed merging office supplies and general operating supplies for next year.

### b. **QR Code for Front Bay Park and Whiteface**

Jeff Marchand questioned whether the Commission could place QR codes at Front Bay Park and Whiteface Mountain to collect donations to assist with the maintenance of the properties.

Lenore Clark stated the Commission has the authority to accept donations.

The Commission discussed such and agreed to speak to Kathy Carpentier regarding such. Previously, the Town Treasurer managed such. Lenore Clark will speak with Ms. Carpentier.

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

Lenore Clark stated she is waiting for a response from Lakes Region Conservation Trust regarding the status of the final title search.

#### **Parking Lot Improvements**

No report regarding improvements to the parking area.

### d. **Fernald Station**

#### **Parking Lot**

The Commission discussed signage relative to parking.

#### **Construction of Equipment Shed**

Dan Coons stated Wolfeboro Singletrack Alliance desires to construct an equipment shed at the property to house various maintenance equipment and Snowdog.

Brenda Jorett questioned liability regarding a building that is not owned by the Commission/Town.

Jeff Marchand recommended Wolfeboro Singletrack Alliance submit a proposal. He recommended the Alliance speak to the State regarding placing the shed at other locations.

Sarah Silk stated there will need to be a public hearing on the acceptance of the gift.

Lenore Clark questioned the location of the shed.

Dan Coons replied off the parking lot.

The Commission discussed ownership of and access to the shed and requested size, location, design, etc. The Commission does not object conceptually to the project.

**e. Wolfeboro Waters**

Brenda Jorett stated Warran Muir is now officially an alternate to the Committee.

**III. Other Business/Informational Items**

**Year To Date Expenditures**

No report.

**Property Monitoring/Boundary Marking**

The Commission tabled such.

**NHDOT Culvert Replacement Protocol**

Lenore Clark reviewed the letter from NHDOT relative to the proposed culvert replacement protocol. She stated NHDOT intends to replace the culvert on Route 28 south of Weston Auto Body that washed out as a result of the storm events in summer 2023. She stated she would send a letter to NHDOT.

**Conservation Commission Survey**

Jeff Marchand reviewed an anonymous survey to distribute to Commission members to identify matters important to each member.

The Commission agreed to participate in such – results to be reviewed at the January meeting.

**Moose Mountains Regional Greenways Regional Mixer**

Scheduled for February 15, 2024, 5:30-7:30 pm at the Great Hall.

**IV. Public Comment**

None.

**V. Non-Public Session**

N/A

**VI. NH Dredge & Fill Application  
Lifetime Green Homes, LLC  
15 Willow Street  
Special Use Permit  
Tax Map #204-17**

Lenore Clark stated the applicant responded to the Commission's letter; noting some of the issues were addressed. She stated the calculations for buffer impacts were done; noting there is going to be over 5,000 SF of wetland buffer impact. She stated the Planning Board has requested the Commission to review the responses of the applicant.

Dan Coons questioned the location of the impacts.

Lenore Clark stated the impacts are spread out and reviewed the plan regarding such, including dumpster and snow storage location, rain garden, and firepit.

Jeff Marchand asked if the pool water is proposed to be salt or chlorinated.

Brenda Jorett stated such has not been noted.

Jeff Marchand questioned whether the pavement will be impervious or pervious.

Lenore Clark replied impervious.

The Commission agreed to review the applicant's response and draft letter to the Planning Board at the January meeting.

**Town of Wolfeboro  
Port Wedeln/Lake Winnepesaukee  
Expedited Minimum Impact**

The applicant proposes to replace and enlarge existing culverts and pipes, install deep sump catch basins, and install a vortex system to address erosion and runoff issues.

The Commission noted the current drainage system can only manage a one-year storm event however, the proposed improvements will manage a 25-year storm event.

***The Wolfeboro Conservation Commission noted no objection to the Town of Wolfeboro Expedited Minimum Impact application.***

**Nigel & Cassie Smith  
2 Zephyr Lane/Crescent Lake  
Standard Dredge & Fill  
Tax Map #191-70**

The applicant proposes to impact 325 SF of shoreland buffer to construct a 290' pervious patio water access structure.

***The Wolfeboro Conservation Commission noted no objection to the Nigel & Cassie Smith Standard Dredge & Fill application, Tax Map #191-70.***

**VII. Adjournment**

***It was moved by Brenda Jorett to adjourn the December 11, 2023 Conservation Commission meeting. Sarah Silk seconded the motion. All members voted in favor. The motion passed (8-0-0).***

*There being no further business before the Commission, the meeting adjourned at 7:35 pm.*

Respectfully Submitted,  
*Lee Ann Hendrickson*  
Lee Ann Hendrickson