

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
March 14, 2016  
MINUTES**

**Members Present:** Dan Coons, Chairman, Lenore Clark, Vice-Chairman, Ed Roundy, Art Slocum, Jeff Marchand, Gail Antonucci, Members, Sarah Silk, Alternate.

**Members Absent:** Luke Freudenberg, Selectmen's Representative and Alternate, Randy Tetreault, Alternate.

**Staff Present:** Lee Ann Keathley, Secretary.

Chairman Coons opened the meeting at 6:30 PM at the Wolfeboro Town Hall Annex Meeting Room. Chairman Coons appointed Sarah Silk, Alternate, to sit in for Gail Antonucci, Member.

**I. Consideration of Minutes  
February 8, 2016 Minutes**

**It was moved by Ed Roundy and seconded by Lenore Clark to approve the February 8, 2016 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.**

**Dredge & Fill Minutes  
February 8, 2016**

**It was moved Sarah Silk and seconded by Lenore Clark to approve the February 8, 2016 Wolfeboro Conservation Commission Dredge and Fill minutes as submitted. All members voted in favor. The motion passed.**

**Dredge & Fill Minutes  
February 29, 2016**

**It was moved Lenore Clark and seconded by Ed Roundy to approve the February 8, 2016 Wolfeboro Conservation Commission Dredge and Fill minutes as submitted. All members voted in favor. The motion passed.**

**II. Discussion Items**

**A. Sawmill Marina Boating Club & Town of Wolfeboro Boundary Line Adjustment**

Dan Coons noted the Town Manager, per RSA 41:14A, has requested the Conservation Commission review a proposed boundary line adjustment on Wood Avenue between the Town of Wolfeboro and Sawmill Marina Boating Club.

Roger Murray III stated he represents the Sawmill Marina Boating Club and reviewed RSA 41:14A. He stated Sawmill Marina Boating Club is proposing to acquire a 16 square foot portion

of Wood Avenue with 8 feet of frontage on Back Bay. He stated the docks at the marina are 30 years old and need to be rebuilt. He stated the boats are now wider than when the docks were originally constructed and there is no longer adequate space between the finger docks to accommodate the boats. He stated the intent includes increasing the distance between the finger docks from 18' to 20' and avoid extending the southwesterly dock further into Back Bay; noting the last finger dock and four slips would be removed and relocated to the northeasterly dock. He stated the marina wishes to acquire the small triangular portion of Wood Avenue in order to meet the setback of the northeasterly dock from the projection of the common boundary between Wood Avenue and the marina. He noted the triangular portion would become part of Sawmill Marina's existing property and would not constitute a separate lot of record. He stated the transfer of the portion of Wood Avenue would be contingent upon the Planning Board's approval of the boundary line adjustment.

*Gail Antonucci arrived to the meeting.*

Ed Roundy questioned the nature of the Town owned property.

Roger Murray stated the Town has a 1941 deed to Wood Avenue which is a 40' wide strip of land.

Jeff Marchand asked if the 16 SF of land has been condominiumized.

Roger Murray replied no.

Ed Roundy asked if the land is used to access Back Bay.

Roger Murray replied no.

Mary Pinkham Lang, Sawmill Marina Boating Club, stated that Wood Avenue is a paper road and the waterfront portion of such consists of grass and trees. She stated the marina has always maintained the road.

Art Slocum asked if the abutters have been notified.

Roger Murray stated the marina has approached the residential abutter however, the remaining abutters would be notified as part of the process.

Ed Roundy asked if the docks would be replaced in its entirety.

Roger Murray replied yes.

Jeff Marchand asked if there is currently public access.

Roger Murray replied yes.

Jeff Marchand questioned whether transfer of the 16SF of land would impede such.

Roger Murray replied no; noting the marina will not be making use of the 16 SF.

Sarah Silk asked if trees would be cut.

Roger Murray replied no. He stated the 16SF is only needed for the projection line of the docks for NH DES approval; noting there is no increase in the number of docks.

**It was moved by Ed Roundy and seconded by Jeff Marchand that the Conservation Commission has no objection to the proposed Boundary Line Adjustment between the Town of Wolfeboro and Sawmill Marina Boating Club. All members voted in favor. The motion passed.**

**B. Willey Brook; The Station Bike Park Proposal**

Dan Coons stated Andrew Lester has been roughing out trails at the Willey Brook parcel.

Andrew Lester stated he cleared 0.6 mile corridor with a chain saw. He reviewed photographic examples of pump tracks and The Station Bike Park proposal, see attached; noting his proposal is ¼ the cost of the previous proposal submitted two years prior by his former employer. He stated he is proposing to construct the trail and due to his current work schedule he would be able to work on the trails during the day and noted he is an operator of heavy equipment. He noted that he has volunteers and paid people that will work one hour and give ½ hour back. He stated he is proposing a stone dust mixed aggregate trail; noting he has developed trails in the US municipalities and Europe.

Art Slocum asked Mr. Lester has interfaced with the Parks & Recreation Department.

Andrew Lester replied no.

Art Slocum asked if there are any restrictions on the property.

Andrew Lester stated there are no deed restrictions.

Ed Roundy questioned vehicle parking availability.

Andrew Lester stated there is parking at Fernald Station and the park would be accessible from the bike path.

Sarah Silk recommended contacting and coordinating with the Pathways Committee.

Jeff Marchand asked if there are any proposed outbuildings.

Andrew Lester replied yes, a maintenance shed and noted he would like to improve the access.

Jeff Marchand asked if fencing is proposed and if a permit is required for the maintenance building.

Andrew Lester replied no.

Sarah Silk stated the building would require a building permit.

Ed Roundy asked if there would be any crossing of Willey Brook.

Andrew Lester replied yes, three crossings and construction of a bridge.

Ed Roundy noted that it's a sensitive area.

Andrew Lester stated the proposed bridge location is not at the most sensitive area.

Sarah Silk questioned whether NH DES Dredge & Fill permits are needed.

Andrew Lester stated one potential area may require a culvert.

Sarah Silk questioned NH DES permitting for the bridge.

Andrew Lester replied no and explained that the bridge is a "skinny bridge" and referenced Kingdom Trails with regard to such.

Sarah Silk questioned ADA compliance.

Andrew Lester stated there is no requirement for ADA compatibility.

Sarah Silk questioned the cost to the Town for liability insurance.

Andrew Lester stated he didn't know however, noted the bike park is classified as a playground (informed by an Allstate Insurance representative). He stated he would provide a safety service access for EMT.

Jeff Marchand questioned annual maintenance costs.

Andrew Lester stated that possibly Parks and Recreation could provide the overall maintenance.

Sarah Silk stated that it cannot be assumed that the Parks and Recreation Department would maintain the park or that maintenance costs would be added to the Conservation Commission's budget.

Jeff Marchand confirmed that the park would be available to the public.

Andrew Lester stated he could add to the proposal the development of a nonprofit organization or club to perform maintenance.

Ed Roundy noted the importance of having additional sources of funding.

Jeff Marchand expressed concern regarding the non-plan use and degradation to the area. He questioned the risk factor of such.

Dan Coons stated that in his experience, the risk factor is low and stated he is not concerned that people would ride in the brook due to its depth. He referenced the Town of Stratham; noting an extensive trail network has been constructed and includes a pump track (noting the latter is used primarily for skill building and better use of the bike). He stated there is a fair amount of brush and logging slash that would deter users of the park to make additional trails.

Art Slocum asked when the project would begin.

Dan Coons replied summer 2016.

Art Slocum requested a Memorandum of Understanding be developed to layout concerns and limits of the project.

Dan Coons recommended a site walk of the area; noting the park cannot be seen from the road or Fernald Station rather, it can only be seen from the rail trail.

Jeff Marchand asked if the area has been surveyed or if the wetlands have been delineated.

Dan Coons stated the wetlands have not been mapped.

Ed Roundy questioned the cost to delineate the wetlands.

Dan Coons replied approximately \$5,000-\$7,000.

Ed Roundy recommended such be done prior to construction of the trails.

- NH DES permits
- Interface with Pathways Committee and Parks and Recreation
- Federal funding/grants
- Insurance costs
- Maintenance costs
- Memorandum of Understanding
- Site walk
- Wetlands mapping

**C. Taking Action for Wildlife Joint Workshop**

TAFW joint workshop with the Tuftonboro Conservation Commission is scheduled for Monday, 4/11/16 at the Great Hall.

**D. Student Conservation Association**

Dan Coons stated he was contacted by the SCA regarding whether the Commission has projects planned for 2016 that they could assist with.

The Board reviewed the following potential projects for 2016; Willey Brook (bike park and pump track), Ellie's Woodland Walk (walkway and parking area), Bill Rae Conservation Area (parking area and general clearing) and invasive species (Towns Garden, Front Bay Park).

**E. Invasive Species; Towns Garden & Front Bay Park**

Dan Coons stated the Forest Management Plans submitted by Erik Groves, Southern Maine Forestry, includes the management of invasive species. He stated he is meeting with Mr. Groves on 3/16/16 at 1 PM at Front Bay and noted he would contact the SCA to attend the meeting as well. He noted that Mr. Groves has a pesticide applicator license.

### III. Old Business

#### **Whiteface Mountain; Conservation Easement Deed, Trailhead Access**

Dan Coons stated Don Berry is working on the Conservation Easement Deed and he is meeting with the property owner of the parcel that the Commission is interested in to construct parking and trailhead access on 3/16/16.

#### **WAP Map**

The Commission requested such be located and the map be displayed at the Town Offices.

### IV. New Business

#### **Towns Garden Intern**

Ed Roundy recommended participating in the intern program for the upcoming year. He recommended 40 hours at \$11 per hour contingent upon the organization of the schedule by the Food Pantry Garden volunteers. He recommended 36 hours be put towards assistance at the Food Pantry Garden and 4 hours be put towards the property (boundary marking, litter pickup, invasive species, etc.).

**It was moved by Art Slocum and seconded by Ed Roundy to approve a 40-hour Food Pantry Garden Student Internship (Lakes Region Technology Center) at \$11.00/hour. All members voted in favor. The motion passed.**

#### **Pathway from Ellie's Woodland Walk to the Cotton Valley Rail Trail**

Ed Roundy noted the potential of a path through an abutting property to Ellie's Woodland Walk that is jointly owned by Peggy Nelson and Louise Graham.

Dan Coons stated he met with Louise Graham regarding such. He stated she wants to be a good neighbor and feels there is a public responsibility in land ownership and has no objection to a path through her property.

Lenore Clark stated such could be a project for the SCA.

#### **Conservation Commission April 11, 2016 Meeting**

The Conservation Commission has scheduled a meeting prior to the joint TAFW workshop with the Tuftonboro Conservation Commission. The regular meeting is scheduled for 4/11/16 at 5:30 PM at the Town Hall Annex Conference Room and the joint workshop is scheduled for 4/11/16 at 6:30 PM at the Great Hall.

#### **Trask Mountain Property Blazing**

Jeff Marchand stated he lives on Trask Mountain Road and observed a big blaze (skinned bark and painted) on a tree in his neighbor's front yard. He stated the Town's forester blazed the boundary of the conservation property; noting such was done without consideration to the abutters. He stated that he feels the forester should have approached the abutters; noting that if he is hired to represent the Conservation Commission that a better job could have been done. He asked that the forester consult with the Conservation Commission prior to any action in the future; noting he found it offensive that it was done without consideration of the landowner.

V. **Informational Items**

The Commission was provided NH DES correspondence.

**It was moved by Ed Roundy and seconded by Art Slocum to adjourn the March 14, 2016 Conservation Commission meeting. All members voted in favor. The motion passed.**

*There being no further business before the Commission, the meeting adjourned at 8:13 PM.*

Respectfully Submitted,

*Lee Ann Keathley*

Lee Ann Keathley