

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
December 12, 2022
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, Jim Nupp, Brenda Jorett, Members, Bob Gilbert, Peter Foley (arrived at 6:25 PM), Alternates.

Members Absent: Dave Senecal, BOS Representative, Jeff Marchand, Warren Muir, Brian Gifford, Member, Sarah Silk, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

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

**I. Approval of Minutes
November 14, 2022**

Corrections: Page 1, Approval of Minutes; change "2002" to "2022"
Page 3, Wolfeboro Waters, 1st line; add "through the State of New Hampshire" following
"Committee"

It was moved by Dan Coons and seconded by Brenda Jorett to approve the November 14, 2022 Conservation Commission minutes as amended. All members voted in favor. The motion passed.

November 14, 2022 Nonpublic

It was moved by Brenda Jorett and seconded by Dan Coons to approve and remain sealed the November 14, 2022 Conservation Commission nonpublic minutes as submitted. All members voted in favor. The motion passed.

II. Discussion Items

a. Review Status of Budget

Lenore Clark stated the presentation to the Budget Committee went well. She noted the balance of the legal line is \$120. She stated since December 1st (date of expenditure report) an invoice for Lee Gilman in the amount of \$1,040 and Moose Mountains Regional Greenways in the amount of \$100 have been submitted.

b. Armory Lot

Lenore Clark stated Dan Stepanauskas would prefer not to use the Electric Department's access to the property because of the potential for digging up the access. She stated she would contact the landowner, Erin Sullivan.

c. Drew Lot Update

Dan Coons stated he and John Brooks visited the property and Mr. Brooks confirmed there are eskers on the property. He stated he observed a lot of wetlands as well. He noted the property is landlocked; noting there is access via Amanda Bevard's property and recommended leaving the property as forever wild. He stated the boundary marking is ninety percent complete; noting there are no signs of encroachment and the marking would be completed spring 2023.

Peter Foley arrived at 6:25 pm.

Chairman Clark appointed Peter Foley, Alternate, to sit in for Warren Muir, Member.

d. Fernald Station/Willey Brook

Parking Annex

Dan Coons stated he received a text message from Rich Baldwin stating the estimate for such is \$7,950. He stated he would retrieve two additional quotes to comply with the Town's procurement policy.

Wetland Crossing

No update.

Wolfeboro Singletrack Alliance QR Code & Map

Lenore Clark stated no action has been taken by the Wolfeboro Singletrack Alliance. She stated Dan Coons will be requesting WSA to contribute to the cost to construct the annex parking area.

Dan Coons stated he would also contact Don McBride, Land Bank, with regard to contributing to the cost of the construction of the annex parking area.

e. Tax Map #37-7 & 37-8

Grant Agreement

Lenore Clark stated the Commission needs to duly authorize her to sign the LCHIP Grant Agreement.

It was moved by Dan Coons and seconded by Jim Nupp to authorize Lenore Clark to sign the LCHIP Grant Agreement. Dan Coons, Brenda Jorett, Bob Gilbert, Peter Foley, Jim Nupp voted in favor. Lenore Clark abstained. The motion passed (5-0-1).

Conservation Easement

Lenore Clark stated the draft easement is under review by the LCHIP.

Parking Lot Expansion

Jim Nupp stated he received a verbal estimate from Rich Baldwin for \$3,580 (includes removal of 10 loads of fill, road pack, use and transportation of machine). He stated the cost could be reduced to \$3,000 by donating labor. He stated deepening the lot by would require tree removal and stumping at no additional cost to the Commission. He stated expanding the lot would provide approximately 3-4 more parking spaces and a larger turning radius.

The Commission agreed to retrieve two additional quotes (Jim Nupp volunteered to do such).

f. Bill Rae Conservation Area – Logging Landing

Dan Coons stated Mark Dubel asked if he could building a landing at the North Line Road entrance of the Bill Rae Conservation Area in order to access his client's property. He stated he reached out to Mark Dubel however, has not received a response; noting he would walk the site with Mr. Dubel.

g. Nonpublic Meeting

It was moved by Brenda Jorett and seconded by Dan Coons to enter non-public session at 7:50 PM under (RSA 91-A:3,II(c)). Roll call vote; Lenore Clark - yes, Jim Nupp – yes, Brenda Jorett – yes, Dan Coons – yes, Bob Gilbert – yes, Peter Foley - yes. The motion passed (6-0).

The Board re-entered public session at 7:56 PM.

It was moved Dan Coons and seconded by Jim Nupp to seal the December 12, 2022 Wolfeboro Conservation Commission non-public meeting minutes. Roll call vote; Lenore Clark - yes, Jim Nupp – yes, Brenda Jorett – yes, Dan Coons – yes, Bob Gilbert – yes, Peter Foley - yes. The motion passed (6-0).

Chairman Clark stated the nonpublic session minutes of December 12, 2022 were sealed by a 2/3 vote as required by law.

h. Wolfeboro Waters

No report.

III. Other Business

NHACC Handbook Order

Lenore Clark, Bob Gilbert, Brenda Jorett, Dan Coons, Jeff Marchand (per Lenore Clark) and Jim Nupp requested a paper copy. Warren Muir and Brian Gifford requested an electronic copy.

Change of January 2023 Meeting Date

The meeting location has been changed from the Bradley meeting room to the Beaver meeting room at the Wolfeboro Public Library.

Envirothon at Kingswood Regional Middle School

Lenore Clark reviewed such; noting this year's theme is climate change.

Solar Array Proposal

Lenore Clark stated Amanda Bevard discussed a proposal with the Zoning Board of Adjustment for the installation of commercial solar arrays on her property located on North Wakefield Road with the intent to sell electricity.

Jim Nupp stated the Commission should comment on the proposal. He stated some of the issues included the leasing of the array and reimbursement rate to the Town.

Brenda Jorett agreed.

Letter to Chief of Police

Tabled to January 9, 2023.

Zoning Amendments

Lenore Clark stated the Planning Board is proposing several zoning amendments for the Town Warrant and asked if the Commission wanted to schedule a separate meeting to discuss the matter.

The Commission discussed the matter and concerns of potential impact to Wolfeboro's natural resources and agreed to schedule a meeting (December 19th at 10 AM) to further discuss the amendment to the Special Use Permit process for boathouse construction. The Commission agreed to invite the chair and vice-chair of the Planning Board to the meeting.

Towns Garden

Lenore Clark stated the Town Manager asked if the Commission would agree to allowing the Town to use Towns Garden gravel parking lot as a staging area for the Public Safety Building renovation project. She questioned whether the lot was not used during the library's renovation and expansion project.

Dan Coons stated the bequeath language is specific to the use of the property.

IV. Public Comment

None.

V. NH DES Dredge & Fill Application Review

None.

VI. Adjournment

It was moved by Jim Nupp and seconded by Peter Foley to adjourn the December 12, 2022 Conservation Commission meeting. All members voted in favor. The motion passed.

There being no further business before the Commission, the meeting adjourned at 8:58 pm.

Respectfully Submitted,

Lee Ann Hendrickson

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