

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
January 9, 2023  
DRAFT MINUTES**

*Chairman Clark opened the meeting at the Wolfeboro Public Library at 6:07 pm.*

**Members Present:** Lenore Clark, Chair, Dan Coons, Vice-Chair, Jeff Marchand, Brian Gifford, Jim Nupp, Brenda Jorett, Members, Peter Foley, Alternate.

**Members Absent:** Dave Senecal, BOS Representative, Warren Muir, Bob Gilbert, Members, Sarah Silk, Alternate.

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

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

**I. Approval of Minutes**

**December 12, 2022**

**Corrections:** Page 1, Drew Lot Update; create new discussion item titled "Armory Lot" and move the 1<sup>st</sup> paragraph of the Drew Lot discussion to the Armory Lot discussion  
Page 2, Tax Map #37-7 & 37-8 Conservation Easement; strike "the Lakes Region Conservation Trust" and replace with "LCHIP"  
Page 3, Towns Garden, 2<sup>nd</sup> sentence; strike "stated" and replace with "questioned whether"

**It was moved by Dan Coons and seconded by Jim Nupp to approve the December 12, 2022 Conservation Commission minutes as amended. Lenore Clark, Dan Coons, Peter Foley, Jim Nupp, Brenda Jorett voted in favor. Jeff Marchand, Brian Gifford abstained. The motion passed.**

**December 12, 2022 Nonpublic**  
The Commission tabled such.

**December 19, 2022**

**It was moved by Dan Coons and seconded by Brenda Jorett to table the approval of the December 19, 2022 Conservation Commission minutes. All members voted in favor. The motion passed.**

**II. Discussion Items**

**a. Meeting Time Change**

The Commission discussed changing the time of the meeting from evening to daytime and agreed to schedule day meetings quarterly from 10 am – 12pm. The following meetings have been scheduled from 10 am – 12 pm; February 13<sup>th</sup>, April 10<sup>th</sup>, September 11<sup>th</sup>, and November 13<sup>th</sup>. All other monthly meetings are scheduled for 6 pm at the Wolfeboro Public Library.

**b. Outreach Scope of Work**

Brenda Jorett distributed and reviewed a draft of the proposed Outreach and Education Scope of Work.

**c. Armory Lot**

No report.

**d. Fernald Station/Willey Brook**

**Parking Annex**

No update.

**Wetland Crossing**

No update.

**Bridge**

Dan Coons stated the bridge moved 4'-5' from the recent storm events and flooding. He stated the bridge has been moved back to the original location however, consideration of building up/modifying the bridge is being discussed.

**e. Tax Map #37-7 & 37-8****Conservation Easement**

Lenore Clark stated the draft easement is under review by LCHIP and expects receipt of their review within the week.

**Parking Lot Expansion**

Jim Nupp stated he received an estimate from Rich Baldwin (\$3,580) and John Lapolla (verbal quote of \$6,000-8,000); noting he would try to seek one additional estimate however, he has attempted to contact additional contractors but has not received a response. He noted the wood chips were delivered and placed the middle of the lot rather than on the banking and questioned the LCHIP requirement regarding a kiosk or signage.

Dan Coons reviewed the latter.

**It was moved by Dan Coons and seconded by Jeff Marchand to contract Rich Baldwin to expand the parking area located on Browns Ridge Road in the amount of \$3,580. All members voted in favor. The motion passed.**

**f. Bill Rae Conservation Area – Logging Landing**

Dan Coons stated he met with Mark Dubel last week to review an area for a logging landing and parking area at the entrance of the property off of North Line Road. He stated they reviewed access via the abutting Town owned lot however, the terrain is too steep.

The Commission agreed to allow Mark Dubel to use the access to construct a logging landing that could be used as a parking area in the future.

**g. Goodwins Basin**

Lenore Clark stated a white birch tree has fallen (as a result of a beaver) on the Goodwins Basin property and noted that a person then cut the tree in half however, left the tree on the ground.

Dan Coons recommended leaving the tree for the beavers.

The Commission agreed to no further action.

**h. Wolfeboro Waters**

No report.

**III. Other Business****Solar Array Proposal**

Lenore Clark stated an application has not been made to the Planning Board regarding such.

Jeff Marchand questioned the impact on the Commission.

Lenore Clark stated there is no impact.

Dan Coons stated he doesn't feel that the Commission should be providing an opinion on matters involving private lands.

**TRC Meetings**

Lenore Clark stated she has requested to be placed on the TRC email distribution list.

**Letter to Chief of Police**

Jeff Marchand questioned whether the Commission should make the Police Department aware that the Commission often walks properties associated with their role and responsibilities and would like to be notified of potential harmful situations or safety concerns that could be encountered during the walks/site visits.

The Commission authorized Lenore Clark to write a letter to the Police Department regarding the above.

**IV. Public Comment**

None.

**V. Non-Public Session**

**It was moved by Brenda Jorett and seconded by Jim Nupp to enter non-public session at 7:35 PM under (RSA 91-A:3,II(c)). Roll call vote; Lenore Clark - yes, Jim Nupp – yes, Brenda Jorett – yes, Dan Coons – yes, Jeff Marchand – yes, Peter Foley – yes, Brian Gifford. The motion passed (7-0).**

The Board re-entered public session at 7:38 PM.

**It was moved Jim Nupp and seconded by Brenda Jorett to seal the January 9, 2023 Wolfeboro Conservation Commission non-public meeting minutes. Roll call vote; Lenore Clark - yes, Jim Nupp – yes, Brenda Jorett – yes, Dan Coons – yes, Jeff Marchand – yes, Peter Foley – yes, Brian Gifford. The motion passed (7-0).**

*Chairman Clark stated the nonpublic session minutes of January 9, 2023 were sealed by a 2/3 vote as required by law.*

**VI. NH DES Dredge & Fill Application Review**

**Sumsion Realty Trust  
20 Gateway, Lake Winnepesaukee  
Tax Map #201-36  
Standard Dredge & Fill**

The applicant proposes to reconstruct existing flat roof boathouse and dockage, partially over a dug-in basin which is currently classified as a "Dwelling Over Water" and separate/move the "dwelling" landward to meet shoreland setbacks including the installation of a new concrete foundation and crib support system.

***The Conservation Commission noted no objection to the Sumsion Realty Trust Standard Dredge & Fill application, Tax Map #201-36.***

**VII. Adjournment**

**It was moved by Brenda Jorett and seconded by to adjourn the January 9, 2023 Conservation Commission meeting. All members voted in favor. The motion passed.**

*There being no further business before the Commission, the meeting adjourned at 8:08 pm.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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