

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
January 8, 2024  
APPROVED MINUTES**

*Chairman Clark opened the meeting at the Wolfeboro Public Library at 6:04 pm.*

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

**Members Absent:** Jeff Marchand, Member, Warren Muir, Sarah Silk, Alternates.

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

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

**I. Approval of Minutes**

**December 11, 2023**

**Correction:** Page 2, Section c. Parking Lot Improvements; strike “the Commission discussed signage relative to parking.”  
Page 2, Section d. Fernald Station; add new header titled “Parking Lot” and add the following paragraph; “The Commission discussed signage relative to parking.”  
Page 4, Lifetime Green Homes, LLC, 1<sup>st</sup> paragraph; strike “; noting the”

Referencing page 3, Wolfeboro Waters, Lenore Clark stated the statement regarding Warren Muir’s position on the committee reflects what was stated at the meeting however, Mr. Muir would like it noted that he has stepped down as the chair of the Assessment working group but continues as a member of the committee.

**It was moved by Brenda Jorett to approve the December 11, 2023 Wolfeboro Conservation Commission minutes as amended. Brian Gifford seconded the motion. Lenore Clark, Dan Coons, Brian Gifford, Brenda Jorett, Dave Senecal, Bob Gilbert, Peter Foley voted in favor. Jim Nupp abstained. The motion passed (7-0-1).**

**II. Discussion Items**

**a. Lifetime Green Homes, LLC Special Use Permit**

Lenore Clark stated the Planning Board Special Use Permit application was continued to January 16, 2024. She reviewed the stormwater management plan submitted by the applicant; noting one of the assumptions made (noted in the report) was that all of the soil on the entire site is impervious. She stated the post-runoff conditions depict an improvement; however, the pre-development conditions may not be accurate.

Brenda Jorett confirmed the soil has not been tested.

Richard Masse, Wentworth Watershed Association, stated the input to the models shows the present soils do not have the ability to infiltrate water; noting there is no infiltration pre-development. He stated the model is called into question. He stated the developer needs to explain why Type D soils are being used. He stated the kind of storm event that is being used for the basis of the calculations does not apply in this area.

Jim Nupp questioned the impact of blasting the site and leaching from the site.

The Commission discussed the matter further and agreed to the following comments to be submitted to the Planning Board;

- Discrepancy between locations being described relative to the soil type – soil should be examined for proper classification and hydrologic analysis
- Recommend independent third party (NH Certified Soils Scientist or environmental engineer) site specific review/analysis of soils taken from diverse locations around the property to improve the predictive accuracy of the HydroCAD modeling (concern for developer vetting his own project)
- Recommend independent review of the Stormwater Management Report/design by a firm that specializes in this area, such as one of the firms on retainer with the Town, or other qualified independent third party
- Revised drawings continue to state “Buffer zone impact = 5583 S.F.”
- Proposal should not be classified as redevelopment
- Environmental considerations to be weighed more heavily than allowable density
- Rationale for pool contradicts with intent to install six finger docks – no environmental advantage for a pool and will negatively impact the functioning of the primary stormwater control and wetland/bay ecosystem.
- Re-population of invasive species
- Recommend a condition that no blasting or excavation shall commence until it has been positively determined that all Town requirements can be met
- Recommend that the applicant provide an alternate arrangement that guarantees future and continued operation, maintenance, and repair of the system rather than leaving it up to homeowners
- Recommend consideration of how the views from both the Bridge Falls Path and Front Bay Park will be impacted

**b. Installation of Platforms at Heath Brook Conservation Area**

Julie Brown, Director of the Wentworth Watershed Association, stated the Association owns the Heath Brook Conservation Area; noting the Conservation Commission is the Conservation Easement holder. She stated the Association proposes to install two viewing platforms in the marsh midspring; noting an anonymous donor is funding the platforms. She requested the Commission support the project and noted a NH DES Dredge & Fill application may need to be filed. She reviewed how the property is currently being utilized and potential future partnership ideas.

**c. NHACC Annual Membership Dues**

**It was moved by Jim Nupp to renew the Conservation Commission’s annual membership dues to NH Association of Conservation Commissions in the amount of \$650.00. Dan Coons seconded the motion. All members voted in favor. The motion passed (8-0-0).**

**d. QR Code for Front Bay Park and Whiteface**

Lenore Clark stated Kathy Carpentier recommended requesting approval from the Board of Selectmen to create a QR code for donations (conceptual approval).

Brenda Jorett recommended having the QR code available by May.

**e. Prime Wetland Mapping**

Dan Coons stated some mapping of Prime Wetlands was previously completed; noting a list needs to be made as to which were mapped and following such a quote should be requested to complete the mapping.

**f. Fernald Station**

**Parking Signage**

Dan Coons stated the parking has to be diagonal.

**Construction of Equipment Shed**

Dan Coons stated Wolfeboro Singletrack Alliance desires to construct a 10'x10' or 10'x12' equipment shed at the property to house various maintenance equipment and the Snowdog; noting the shed would be purchased from either Middleton Building Supply or Reeds Ferry. He stated the shed would be located at the back side of the parking lot.

Brenda Jorett stated the Commission discussed requesting a plan and photographs from WSA.

Peter Foley stated the Commission should know what is being proposed prior to the construction of the shed.

The Commission discussed ownership of the shed; noting the shed would be owned by WSA and because of such there would not be a need to go before the BOS to accept the shed as a gift.

**g. Wolfeboro Waters**

No report.

**III. Other Business/Informational Items**

**Year To Date Expenditures**

No report.

**Whiteface Mountain Parking Lot Improvements**

Jim Nupp stated Rich Baldwin has not yet made the improvements to the parking lot. He stated he recently visited the site and observed that the parking lot has not worsened. He stated he would reach out to Mr. Baldwin.

**Annual Report Dedication**

Lenore Clark stated the Town's Annual Report is being dedicated to Ed Roundy.

**Osseo Association**

Lenore Clark stated Kathy Barnard contacted her regarding the filing of an application to NH DES for the above to replenish sand and possibly the construction of a perched beach.

IV. **Public Comment**

None.

V. **Non-Public Session**

N/A

VI. **NH Dredge & Fill Application(s)**

N/A

VII. **Adjournment**

**It was moved by Brenda Jorett to adjourn the January 8, 2024 Conservation Commission meeting. Jim Nupp 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 7:49 pm.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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