

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
September 10, 2018  
MINUTES**

**Members Present:** Dan Coons, Chairman, Ed Roundy, Brian Gifford, Members, Warren Muir, Alternate.

**Members Absent:** Lenore Clark, Vice-Chairman, Dave Senecal, Selectmen's Representative, Art Slocum, Jeff Marchand, Members, Sarah Silk, Robert Pierpont, Alternates.

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

Chairman Coons opened the meeting at 6:41 PM at the Wolfeboro Town Hall Annex Conference Room.  
Chairman Coons appointed Warren Muir, Alternate, to sit in for Art Slocum, Member.

**I. Consideration of Minutes  
August 13, 2018 Minutes**

**It was moved by Brian Gifford and seconded by Ed Roundy to approve the August 13, 2018 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.**

**Dredge & Fill Minutes  
August 13, 2018**

**It was moved by Ed Roundy and seconded by Brian Gifford to approve the August 13, 2018 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.**

**II. Discussion Items**

**a. Wentworth Watershed Association; Brewster Heath**

Anne Blodget, President, Wentworth Watershed Association, stated a 110-acre parcel and a 1-acre parcel came on the market and the Association and Board of Directors made an offer to purchase the properties and engage in a fundraising campaign. She stated the intent of the Association is to protect the tributaries around Lake Wentworth and to protect water quality. She stated the fundraising campaign was announced on 7/7/18.

Julie Brown, Executive Director, Wentworth Watershed Association, noted 60 acres of the 111 acres consist of wetlands and 40% of the land is unforested. She stated the property can be accessed via McManus Road or a logging road off Pleasant Valley Road; noting there is potential for the development of 40 homes. She stated the water quality of Heath Brook has been tested; noting the top of Heath Brook exhibited high levels of nutrient loading however, the bottom of the brook was clean. She stated the one acre parcel abuts Crescent Lake School and noted that she has met with both Brewster Academy and Kingswood High School to collaborate on conservation efforts and use of the property for cross country athletics. Carl Crossley, Chairman, Land Steward Committee, reviewed the Association's land acquisition criteria. He stated the Association has entered into a Purchase and Sales Agreement for \$275,000 with a closing date of February 2019.

Brian Gifford questioned a match opportunity.

Julie Brown stated the matching grant would be used as a development tool to leverage a gift. She stated the Association was unable to apply for State and federal funds due to the timing of the purchase (deadlines for ARM Fund, Moose Plate and LCIP had passed). She noted a primary and secondary conservation easement holder would be necessary and requested support of the Conservation Commission toward the purchase of the property.

Ed Roundy questioned the status of their fundraising goal.

Julie Brown stated the goal is \$325,000 and the Association has just passed the halfway mark.

Ed Roundy asked the amount of the largest contributor.

Anne Blodget replied \$50,000.

Warren Muir asked if the contribution included a match.

Anne Blodget replied yes.

Warren Muir asked who would hold the easement.

Julie Brown stated several organizations have expressed interest however, there has been no commitment to date. She noted she is meeting with Lakes Region Conservation Trust tomorrow. She stated the Association is expecting a financial commitment of \$60,000 from the easement holder.

**b. 2019 Budget**

Following discussion of the budget the Commission agreed to the following;

- Clerical Salaries; increase to \$6,000
- 200 Series; adjust accordingly due to increase in clerical salaries
- Increase Consultants to \$750
- Legal; remain level funded
- Other Property Series; increase to \$2,000
- Dues & Subscriptions; remain level funded
- General Operating Supplies; remain level funded
- Office Supplies; remain level funded
- Postage; remain level funded
- Travel & Meetings; remain level funded
- Professional Development; remain level funded

**It was moved by Brian Gifford and seconded by Ed Roundy to approve the 2019 Conservation Commission budget as proposed. All members voted in favor. The motion passed.**

**c. Maintenance Planning for Conservation Properties**

The Commission tabled such.

**d. Willey Brook**

Dan Coons stated three miles of trail have been completed and recommended a site walk; noting he would schedule such. He stated the Commission received an invoice for the completion of the trails in the amount of \$7,500. He stated Andrew Lester, Bella Terra Trail Design, has proposed the construction of one additional mile of trail (anything more is not feasible) on the western portion of the property. He noted the Commission could review the area during the site walk. He stated he was contacted by Michael Weeks and Chris Gamache, NH Bureau of Trails, who informed him that the Commission approval is required to connect the trails at Willey Brook to the Cotton Valley Rail Trail. He noted the State has a 50' right-of-way that extends 10' onto the Town's property. He stated he has been asked to submit a proposal including construction work; noting he is in the process of preparing such and a sketch.

**It was moved by Brian Gifford and seconded by Warren Muir to approve payment in the amount of \$7,500.00 to Bella Terra Trail Design. All members voted in favor. The motion passed.**

**III. Other Business**

None.

**IV. Informational Items**

The Commission received the following informational item; NHDES correspondence.

**V. Non-Public Session**

**It was moved by Dan Coons and seconded by Brian Gifford to enter non-public session at 7:10 PM to consider the acquisition of real property (RSA 91-A:3,II(d)). Roll call vote; Dan Coons – yes, Warren Muir – yes, Ed Roundy – yes, Brian Gifford – yes. The motion passed.**

The Board re-entered public session at 7:35PM.

**It was moved Dan Coons and seconded by Brian Gifford to seal the September 10, 2018 Wolfeboro Conservation Commission non-public meeting minutes. Roll call vote; Dan Coons – yes, Warren Muir – yes, Ed Roundy – yes, Brian Gifford – yes. The motion passed.**

Chairman Coons stated the nonpublic session minutes of September 20, 2018 were sealed by a 2/3 vote as required by law.

**It was moved by Brian Gifford and seconded by Ed Roundy to adjourn the September 10, 2018 Conservation Commission meeting. All members voted in favor. The motion passed.**

There being no further business before the Commission, the meeting adjourned at 8:15 PM.

Respectfully Submitted,

*Lee Ann Hendrickson*

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