

**Tuftonboro Conservation Commission
Minutes June 16, 2008**

7:30 pm

Commissioners present: Mike Phelps, Chairman, Gary Chehames, Win Wood, Dawn Evans, Jerry Light, Dave Durnam, Barbara Garabedian; also Tracy Tarr and Greg Vachon of Stoney Ridge Environmental; Chip Albee of Northline Development.

DES

Approvals

Edge of Lake Wetlands and Non-Site Specific Permit	#2007-02363	#40-1-4
Anderson, Robert Chillin & Grillin Little Bear Island Seasonal canopy over dock	#2007-02837	#25-1-28
Newcomb, Corky & Betsy Boathouse, Pick Point Wetlands and Non-Site Specific Permit	#2008-00377	#50-1-1
Cinquegrana, Mark Cow Island- replace dock Wetlands and Non-Site Specific Permit	#2008-00420	#37-1-7
Northline Development North Line Rd. Alteration of Terrain	#080530-01	#68-2-1, 68-2-3

Complete Forestry Notification

Sands, David	#2008-00993	#56-1-3
--------------	-------------	---------

Applications

Ferman, Mark SD&F Little Bear; crib dock Gary Chehames		#25-1-36
Carine, Janice SD&F Pleasant Island; boathouse		#12-1-3

Gary Chehames

Shepard, James #2007-02364 #14-1-26
River Reach

Additional information needed

Skinner, Raymond #2008-00439 #37-1-211
Cow Island- u-dock

Page, Duncan O. #2008-00818 #14-4-15
PBN
Kabeyun Rd.- boathouse

Current NH Lakes mailing is available.

Conservation Fund- \$20,168.17

NHACC 2008 Membership Dues to be paid- \$200

Laurel Brower Property Information Form completed.

CIP memorandum was discussed, asking TCC to list projects and expenses. It was suggested that \$100,000 be allotted each year for land acquisition.

Tracy Tarr and Greg Vachon of Stoney Ridge Environmental gave a presentation on the **Hertel development**, Federal Corner Rd.; the plan features 19 lots in two phases, starting with 5; lot sizes range from 1 ac- 36 ac.

Light and Chehames walked the property, which serves as a travel corridor for deer and contains many vernal pools.

Tarr and Vachon showed maps with wetlands delineated. There will be 4 wetlands crossings to access higher lots, and 8264 sq ft impact. However, driveways will have no impact. A vernal pool assessment was performed in fall.

Chehames would have liked to see cluster development, leaving vernal pools and wet areas alone. He suggested that lot owners may want to want to fill in the wet areas.

Light was concerned about removal of trees. Trees act as pumps to remove water; with fewer trees, there will be more wet area. He questioned the hydrologic impact of the development.

Northline Development- Chip Albee

Alteration of Terrain Permit #080530-01 #68-2-1, #68-2-3

Phelps and Garabedian walked this, and had no objections. Albee presented a map, showing line demarcating the 2 acre zone from the 5 acre zone. The highest spot is perched wetland, a drainage area of Mt. Pleasant, some steep and unbuildable.

Albee stated that for all intents and purposes they will end up with a cluster design, which will be an association, with conditions. Albee talked about the importance of having incentives for cluster development.

The road will be built to 22' width, but won't become a town road. Evans asked if it would classify as a ridgeline development; however, it is not technically at the top of Mt. Pleasant, or on a ridge.

Albee said the Planning Board's initial concerns were road slope, and drainage. Lot of culverts and drainage are planned; the DES has looked at all this.

Albee had thoughts on the warrant article on land coming out of current use that was presented at town meeting. He spoke in favor of asking the public for the money from land coming out of current use, and maintaining the inventory of conservation land.

It was suggested that the Planning Board should get copy of TCC minutes; a TCC member should be on PB; and a PB member should attend CC meetings. Chehames encouraged more interaction and communication between the two groups.

Brower land

Phelps spoke with the Browsers, and they filled out the form. They are not in rush to sell the land, want it to be preserved as a field, and will enter preliminary agreement to sell to the Town until Town Meeting. Chehames will write up the purchase and sale agreement, contingent on getting funding from town and appraisal by Wolfeboro-Tuftonboro Land Bank. then Conservation easement.

Wetlands' Committee- Evans said she will wait til August to present to the PB, and recommended studying ordinances for other towns online.

Phelps and Chehames discussed whether it would be advisable to present info to public about putting land in current use. Chehames feels TCC shouldn't promote it, as it might not be seen favorably. (Might be seen as encouraging people to dodge taxes.)

Garabedian researched info on various towns' Land Use Change Tax, and passed around a form from NH Dept. of Revenue Administration.

"Space"- flyer explaining the "open space" issue.

Forest Society article.

Town of Washington- discussion at CC meeting.

Town of Durham- CC chairman responding to questions.

Town of Greenfield

She thinks people will relate to towns in the Lakes Region, and will continue to research.

Chehames found at town meeting that nobody wants the TCC to use that money without formal approval at Town Meeting.

CD from Sununu available on resources for Conservation Programs.

9:30 pm meeting adjourned.

Vicki Kinnaman

Conservation Commission, Secretary