

**TOWN OF TUFTONBORO
CONSERVATION COMMISSION
October 15, 2018
MINUTES**

Members Present: Steve Wingate, Chairman, Mike Phelps, Vice-Chairman, Lloyd Wood, Selectman's Representative, Larry Gil, Kate Nesbit, Mark Howard, Ray Everest, Members.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Wingate opened the meeting at 6:34 PM.

I. Consideration of Minutes

September 17, 2018

Corrections:

Page 1, 2019 Budget, 4th paragraph; change "would" to "could"

Page 2, 5th paragraph; change "would" to "could"

Page 2, 8th paragraph; change "Road Agent's" to "Commission's"

Page 2, 9th paragraph, 8th bullet; strike \$400 (level funded) & replace with "to be determined"

It was moved by Mike Phelps and seconded by Kate Nesbit to approve the September 17, 2018 Tuftonboro Conservation Commission minutes as amended. All members voted in favor. The motion passed.

II. Discussion Items

A. 2019 Budget

NH Granite LiDAR layer for Town Use

Staff informed the Commission that NH Granite will be updating the maps free of charge.

Great Meadow Trail Proposal/CIP Request

Steve Wingate stated he presented the project to the CIP Committee; noting the Committee is supportive of the project. He stated he was informed that the funding request for such may not need to be through a warrant article. He stated the CIP Committee recommended having him speak with the BOS regarding the funding of the project. He asked Lloyd Wood if there is an update regarding such.

Lloyd Wood replied no.

Nineteen Mile Brook Baseline Study to Re-Measure

Steve Wingate stated it has been ten years since the study was completed and is supportive of efforts to perform a re-measure of the study. He stated he asked Bill Marcussen if he wanted the Commission to look into such and Mr. Marcussen replied yes. He stated the matter has been placed on the 10/29/18 BOS agenda. He stated he spoke with Normandeau Associates and was informed that the flow data would not have to be done because Wolfboro has that data. He asked Lloyd Wood how long the budget line item could be left open in order to allow time to retrieve a cost for the re-measure.

Lloyd Wood recommended asking for BOS approval of the project and later submitting the funding request.

Steve Wingate questioned the previous cost of the study.

Larry Gil replied \$26,000.

B. Trail Maintenance; Chandler Trail

Steve Wingate stated a group of friends in the 20-Mile Bay area have been getting together and doing trail maintenance; noting a work day was scheduled for last week however, was cancelled. He noted that Larry Gil's wife is submitting an article to the Tuftonboro Times about the history of the Chandler Trail.

C. Cheney Farm Conservation Easement

Responsible Agency and Policy and Inspections

Steve Wingate asked who has been monitoring the property.

Mike Phelps stated he has been.

Steve Wingate asked Mr. Phelps what he looks for when monitoring the property.

Mike Phelps replied anything that goes against the easement such as commercial development.

Lloyd Wood noted the property is for sale.

Steve Wingate stated the Town is responsible for managing the easement and the easement requires the Commission to be notified two weeks prior to the sale of the property. He noted there are a lot of requirements relative to maintenance.

Lloyd Wood confirmed that such are legal requirements.

Steve Wingate noted the original appraisal of the property was between \$500,000 and \$600,000 in its conserved state. He stated the BOS should take a team approach with regard to the property (BOS, Conservation Commission, Building Inspector and Agricultural Commission). He noted that nothing is said in the easement about code except for structural integrity.

Mike Phelps volunteered to inspect the house.

Steve Wingate recommended reviewing the easement and creating a checklist.

Ray Everest questioned whether the Commission should be pushing forward with this issue; noting he doesn't believe the Commission has enough information. He questioned the intent of the Commission with regard to starting this project.

Mike Phelps noted the Commission is currently involved in many projects and is spreading itself too thin.

Larry Gil noted that the Commission is the most active Commission with many ongoing projects.

D. Parkhurst/Bentley Conservation Easements

Annual Inspections

Mark Howard stated he filled out one monitoring report for both properties.

Steve Wingate requested Staff to file two monitoring reports based on the report filed by Mark Howard. He noted the Lakes Region Conservation Trust has interest in the easements and has a new monitoring stewardship specialist.

**E. Mirror Lake Protective Association Report
Conservation Meeting and Conservation Plan**

Steve Wingate stated he and Don Berry attended the MLPA Conservation meeting; noting there are over 400 acres of property for sale in the watershed. He stated MLPA is not actively seeking property to purchase rather, is encouraging others to purchase the property and place a conservation easement on the property. He stated he was asked if the Commission could help with such and he informed them the

Commission could advise, hold easements and assist with producing a conservation plan to study and prioritize real estate. He requested authorization from the Commission for him and Larry Gil to continue working with MLPA on the issue.

It was moved by Lloyd Wood and seconded by Kate Nesbit that the Tuftonboro Conservation Commission, in cooperation with the Mirror Lake Protective Association, develop and implement a conservation plan for the Mirror Lake Watershed with the objectives of identifying and prioritizing conservation opportunities that will conserve open space, wildlife habitat, key ecological landscapes and protect water quality for future generations. In addition, cooperation may include providing expertise, conducting field surveys, appraising land values, applying for grant funding and holding and monitoring easements. Any and all assistance including funding will be approved by majority vote of the Commission.

Discussion of the motion:

Mark Howard expressed concern for the increase in the Commission's workload.

Kate Nesbit expressed concern about the language of the motion regarding applying for grant funding.

Larry Gil stated the MLPA understands how busy Steve Wingate is with other projects.

Steve Wingate stated he didn't see anything being proposed that the Commission wouldn't want to do anyways.

It was moved by Lloyd Wood and seconded by Kate Nesbit that the Tuftonboro Conservation Commission, in cooperation with the Mirror Lake Protective Association, develop and implement a conservation plan for the Mirror Lake Watershed with the objectives of identifying and prioritizing conservation opportunities that will conserve open space, wildlife habitat, key ecological landscapes and protect water quality for future generations. In addition, cooperation may include providing expertise, conducting field surveys, appraising land values, applying for grant funding and holding and monitoring easements. Any and all assistance including funding will be approved by majority vote of the Commission. All members voted in favor. The motion passed.

III. NH DES Applications

Johnny & Lori Speir/#2018-02737

216 Cow Island

TM #25-2-216

NHDES returned the Standard Dredge & Fill application due to missing information.

Melvin Sands Realty Trust II/#2018-02705

19 Brewster Road

TM #14-3-21

Applicant received a Notice of Incomplete Permit By Notification.

David & Maria Gallagher/#2018-02221

314 Governor Wentworth Highway

TM #28-1-43

NHDES approved application.

James and Margaret White Trust/#2018-03021

13 Old Pasture Road

TM #28-1-57

New Standard Dredge & Fill application to remove an existing jetty and associated dockage, install a 6'x4' concrete anchoring pad on shore to support a 6'x40' seasonal dock, install a seasonal boatlift and install two seasonal PWC lifts adjacent to the shore. Reviewed with no objection.

YMCA Camp Belknap/#2018-02997

Chase Point Road

TM #40-3-34

New Minimum Impact Expedited application to cross two small wetland areas to access a year round home and facilities barn for the camp. Reviewed by Mike Phelps; no objection.

The Grady Villages Trust/2018-02159

86 Governor Wentworth Highway

TM #51-1-1

NHDES approved the Standard Dredge & Fill application proposing permanent and temporary impacts associated with the construction and grading for a house and retaining walls.

Lane's End/#2017-02399

7 Lanes End

TM #2-1-85

The applicant's agent, North Country Soils, submitted a letter, dated 10/2/18, documenting that the wetlands restoration work has been completed as outlined in the restoration plan that was approved on 5/3/18.

Laureen Hadley/#2018-02847

TM #68-1, 2, 3, & 4

Received Forestry Notification

IV. Correspondence

- NHACC Annual Meeting scheduled for 11/3/18
- UNH Conference on Stormwater Management
- Lakes Region Conservation Trust Newsletter
- Libby Museum Newsletter

V. Old Business

Cow Island Conservation

Steve Wingate stated Ray Everest and he walked the island and attended the Island Association meeting. In addition, he stated Kate Nesbit and he toured the island by boat.

Ray Everest stated Steve Wingate presented the Cow Island easement proposal.

Steve Wingate stated Don Berry discussed conservation easements at the meeting.

Lloyd Wood asked if the sign at the beach is in place.

Steve Wingate replied yes.

Moultonborough Bay and Winter Harbor Watershed Plan Committee

NHDES and Contractor Proposal

Steve Wingate stated a proposal has been negotiated with NHDES

Larry Gil stated there has been discussion about the subwatershed plans, cyanobacteria outbreak and what should/could be done regarding such and prioritization of sites for BMPs.

Kickoff Meeting

The Committee's kickoff meeting was on 10/1/18.

Town of Wolfeboro Budget

Steve Wingate stated the Town of Wolfeboro has proposed \$15,000 for BMPs for issues at Carry Beach.

Landfill Test Results

Sanborn Head Associates Presentation

Larry Gil stated Sanborn Head Associates submitted a proposal to the Town and noted the site visit that was scheduled for 10/15/18 has been cancelled. He stated the meeting has been rescheduled with the BOS to 10/29/18.

Pleasant Mountain

No report/update.

Great Meadow Conservation

LCHIP Review

Steve Wingate stated he and Rick Van de Poll walked the Great Meadow property with LCHIP representatives. He stated the LCHIP application requires the Commission to agree to adopt and implement the Resolution to Adopt Relevant Standards and Practices of the Land Trust Alliance Standards and Practices and requested the Commission vote to adopt such.

It was moved by Lloyd Wood and seconded by Kate Nesbit to agree to adopt and implement the Resolution to Adopt Relevant Standards and Practices of the Land Trust Alliance Standards and Practices. All members voted in favor. The motion passed.

Steve Wingate signed such and requested Staff to submit it to Rick Van de Poll.

ARM Fund Field Review

Steve Wingate stated the field review with ARM Fund representatives is scheduled for 10/17/18.

Invasive Species Treatment (former sand pit & stump dump)

Steve Wingate stated the treatment of invasive species is noted in the Great Meadow Conservation Easement area; noting that when such was established the Commission voted against herbicide treatments for invasive species.

Larry Gil questioned an alternative approach to treating invasive species such as burning.

Steve Wingate stated burning would not work. He stated there are impenetrable stumps with Knotweed growing up over it; noting it is impossible to hand pull. He stated the Conservation Easement can be changed and will explore further with Don Berry, Lakes Region Conservation Trust, regarding such.

Lloyd Wood questioned whether the funds for the treatment of invasive species should be in the Road Agent's budget or the Conservation Commission's budget.

Steve Wingate replied the Commission's budget.

VI. New Business

Land Bank of Wolfeboro Tuftonboro

No report; next meeting scheduled for 10/22/18.

NHACC Carpooling

The Commission agreed to meet at the Town Offices at 7AM on 11/3/18; Kate Nesbit and Ray Everest to drive to the conference.

Sampling Equipment

Larry Gil stated he spoke with Bob Craycraft regarding acquiring MLPA's sampling equipment.

Conservation Commission Facebook Page

Ray Everest stated a Facebook page has been developed and requested the Commission to review such.

VII. Non-Public Session
N/A

It was moved by Kate Nesbit and seconded by Larry Gil to adjourn the October 15, 2018 Tuftonboro Conservation Commission meeting. All members voted in favor.

There being no further business before the Commission, the meeting adjourned at 8:31 PM.

Respectfully Submitted,
Lee Ann Hendrickson
Lee Ann Hendrickson

**RESOLUTION TO ADOPT THE RELEVANT STANDARDS AND PRACTICES OF
THE LAND TRUST ALLIANCE STANDARDS AND PRACTICES**

WHEREAS, the Tuftonboro Conservation Commission has reviewed Land Trust Standards and Practices ("the Standards"), first published by the Land Trust Alliance in 1989, and with the most recent revision effective February 3, 2017; and,

WHEREAS, the Town of Tuftonboro Conservation Commission agrees that the Standards are the ethical and technical guidelines for the responsible organizational operations;

NOW, THEREFORE, BE IT RESOLVED THAT the Conservation Commission of the Town of Tuftonboro hereby adopts and commits to implementing the relevant sections of the Standards as guidelines for the Town's operations.

10/15/18
Date of Resolution


Authorized Signature