

**TOWN OF TUFTONBORO
CONSERVATION COMMISSION**

July 16, 2018

MINUTES

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

Member Absent: Ray Everest, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Wingate opened the meeting at 6:40 PM.

**I. Consideration of Minutes
June 18, 2018**

It was moved by Mike Phelps and seconded by Kate Nesbit to approve the June 18, 2018 Tuftonboro Conservation Commission minutes as submitted. Steve Wingate, Mike Phelps, Kate Nesbit, Lloyd Wood voted in favor. Larry Gil abstained. The motion passed.

II. Discussion Items

A. Trail Maintenance

Steve Wingate stated Mark Howard volunteered to inspect the Chandler trail and determine required maintenance of such.

Mark Howard stated he is hiking the trail this week and will report to the Commission following such.

B. Cow Island

Kate Nesbit stated Steve Wingate met with the BOS regarding establishing a conservation easement on the Town's property on Cow Island. She reviewed a draft letter to be sent to the Cow Island property owners in addition to those who have received camping permits, see attached letter.

Steve Wingate stated 3-4 years ago the BOS asked the Conservation Commission to look into Cow Island beach. He stated Ray Everest provided some information regarding such. He noted two years ago Bill Marcussen volunteered to construct trails on Cow Island however, nothing further has been done regarding such.

Mike Phelps recommended ensuring the Town property boundaries.

Steve Wingate stated defining the property boundaries would be included in the conservation easement process.

Lloyd Wood recommended querying other island associations relative to utility easements.

Kate Nesbit questioned whether to send ARC GIS with the letter.

Larry Gil asked if there is a mailing list.

Steve Wingate stated Karen Koch developed a list of abutters.

Mark Howard arrived to the meeting.

The Commission agreed to mail the letter as written.

It was moved by Larry Gil and seconded by Mark Howard to authorize mailing the letter immediately to residents of Cow Island, including an ARC GIS map of Cow Island.

C. Winter Harbor Way; Conservation Easement

Steve Wingate stated Winter Harbor Way Association collectively owns 55 acres and he requested the Association to consider a conservation easement on the acreage. He noted the Association has established a committee to look into such.

Mike Phelps recommended the Commission review the criteria relative to the acquisition of a conservation easement.

Steve Wingate noted the Association's land is vacant.

The Commission noted no objection to the concept of a conservation easement on the acreage owned by Winter Harbor Way Association.

D. Lake Winnepesaukee Association Annual Meeting

Lake Winnepesaukee Association Annual Meeting scheduled for July 21st, 9-10:30 AM at the Great Hall, Wolfeboro.

E. Mirror Lake Watershed Committee

Steve Wingate stated a meeting was scheduled however, there was not a quorum and determination whether to continue the Committee could not be made. He stated Ben Ladd, Chairman, will be requesting the BOS to be a member of the Moultonborough Bay and Winter Harbor Watershed advisory committee.

F. Mirror Lake Protective Association Report

Larry Gil stated a group met with Nancy & Dick Byrd regarding water quality sampling; noting sampling has not been done this year. He stated the Association is looking to hire someone and wants to know what funding is available for water sampling.

Lloyd Wood requested MLPA submit a proposal to the Commission and confirmed MLPA would like sampling done for 2018. He questioned the status of the beaver issue.

Larry Gil stated he is unaware.

Lloyd Wood questioned the status of the river flow at the outlet.

Larry Gil stated there has been no impact by the beaver dam at the outlet.

III. NH DES Applications

Mahnaz Mahidashti/#2017-03436

10 Westwood Bay

TM #40-5-3

Applicant received a letter of deficiency.

Robert Murray/#2018-00961
63 Little Bear Island
TM #11-1-56

NHDES approved Standard Dredge & Fill application to remove an existing permanent deck/seasonal "L" shaped docking structure, construct a new "U" shaped seasonal docking structure anchored to two 7'x3' concrete pads constructed behind legal full lake elevation.

Lanes End Inc./#2017-02399

Applicant submitted a letter outlining compliance with regard to mitigation.

IV. Correspondence

Windswept Island

Steve Wingate stated Doug Beane contacted the BOS secretary and requested to speak with the BOS. He stated Lloyd Wood contacted Mr. Beane; noting Mr. Beane is a property owner of a lot on Cow Island. He stated Mr. Beane and his neighbors have concerns regarding Windswept Island and building that is currently taking place and septic issues. He stated Mr. Beane will be sending correspondence to the Town. He stated he previously looked into the issue on behalf of the Lake Winnepesaukee Association and noted that according to Jack Parsons, Code Officer, there is not a qualified septic system for the property.

Lloyd Wood stated the BOS received another letter from a neighbor regarding the issue.

V. Old Business

Moultonborough Bay and Winter Harbor Watershed Plan Kickoff Meeting

Steve Wingate stated there is still an opportunity to become a member of the committee.

Landfill Test Results

Larry Gil stated he discussed such with the BOS; noting compounds are getting into the wetland. He stated Stantec collected samples from the seep in July and questioned the authority to do such.

Lloyd Wood stated he would research the minutes.

Groundwater Ordinance

Steve Wingate stated Susan Slack, LRPC, is attending the BOS meeting on July 23rd to discuss developing a Groundwater Ordinance and potential funding for such.

Membership

Lloyd Wood asked if there any openings on the Commission.

Steve Wingate replied yes.

VI. New Business

Harvest Lane Sand Migration

Lloyd Wood noted erosion at the boat ramp at the end of Crossneck Road.

Steve Wingate asked that the BOS forward a request to the Commission to review such.

Old Home Weekend

Steve Wingate stated he volunteered to do a scavenger hunt and requested assistance with such.

TAP Funding

Steve Wingate stated HE Bergeron has offered to submit a grant to build a trail at the Great Meadow.

Lloyd Wood noted Jeff Moody would be constructing a parking area/entrance.

20 Mile Bay Buoys

Mark Howard asked who puts the buoys in the water at 20 Mile Bay.

Steve Wingate replied Parks and Recreation.

VII. Non-Public Session

It was moved by Steve Wingate and seconded by Kate Nesbit to enter non-public session at 8:08 PM to consider the acquisition of real property (RSA 91-A:3,II(d)). Roll call vote; Steve Wingate-yes, Lloyd Wood-yes, Mike Phelps -yes, Larry Gil-yes, Kate Nesbit-yes. The motion passed.

The Board re-entered public session at 8:25 PM.

It was moved by Kate Nesbit and seconded by Mark Howard to seal the July 16, 2018 Tuftonboro Conservation Commission non-public meeting minutes. Roll call vote; Steve Wingate-yes, Lloyd Wood-yes, Mike Phelps -yes, Larry Gil-yes, Kate Nesbit-yes. The motion passed.

Chairman Wingate stated the nonpublic session minutes of July 16, 2018 were sealed by a 2/3 vote as required by law.

It was moved by Kate Nesbit and seconded by Mark Howard to adjourn the July 16, 2018 Tuftonboro Conservation Commission meeting. All members voted in favor.

There being no further business before the Commission, the meeting adjourned at 8:25 PM.

Respectfully Submitted,

Lee Ann Hendrickson

Lee Ann Hendrickson

July 16, 2018

Dear Resident or Property Owner,

The Tuftonboro Conservation Commission would like to let you know that it will be exploring the possibility of recommending to our Selectmen that they establish a conservation easement on the town's Cow Island property. This is a 145 acre lot on the northern end of the island, with a small beach area on the shoreline, and has been owned by the town since 1993.

The land is primarily forested with some small wetlands and utility corridors, and currently overnight camping and day use is permitted for Tuftonboro residents. Recently, there has been some interest expressed in establishing a walking or hiking trail system that would be available to Cow Island residents and visitors.

The purpose of the easement would be to protect the property in perpetuity from development, either commercial or residential, and would include clearly described uses such as hiking, camping, wildlife habitat and forest management.

The Conservation Commission would like to hear from any abutters and other interested parties who have thoughts or questions about the future use of the property. We would be happy to have meetings with any resident or taxpayer who would like to discuss our proposal, either individually or in a group. Our goal would be to collect ideas and opinions from the public during this summer and subsequently to submit recommendations to the Selectmen sometime later this fall.

The final product would include a suggested conservation easement document and a proposed management plan, which would describe the resources on the property and detail how the town should manage them for the public benefit. The language would include all activities specifically allowed as well as all those not permitted. The Selectmen would, of course, have a public hearing before adopting either of these proposals.

You may send us your opinions or recommendations by e-mail at conservation@tuftonboro.org or by a note to The Tuftonboro Conservation Commission, Box 98, Center Tuftonboro, NH 03816.

Please let us know if you would like to meet with us or to speak on the phone. We can establish a group e-mail address for all those who respond to keep you informed of our progress and of any new developments as they occur.

Sincerely,

Steve Wingate, Chairman, Tuftonboro Conservation Commission
Kate Nesbit, Cow Island Sub-Committee
Ray Everest, Cow Island Sub-Committee