

**TOWN OF TUFTONBORO
CONSERVATION COMMISSION
August 20, 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 6:32 PM.

I. Consideration of Minutes

July 16, 2018

Corrections: Page 3, Landfill Test Results; strike "questioned the authority to do such" & replace with "are awaiting the results."
Page 3, change heading "Harvest Lane Sand Migration" to "Crossneck Road Boat Ramp"

It was moved by Mark Howard and seconded by Ray Everest to approve the July 16, 2018 Tuftonboro Conservation Commission minutes as amended. All members voted in favor. The motion passed.

II. Discussion Items

A. Trail Maintenance

Mark Howard noted he mapped out the trail and Ian Whitmore and Anne Vinnecombe completed trail maintenance on Chandler Trail (cleared trees and blazed trail); noting Mr. Whitmore has volunteered to assist the Commission on such projects.

B. Cow Island (Conservation Easement)

Kermit Cross stated there are numerous trails on Cow Island. He stated that up until now Cow Island residents who abut the Town's property have been allowed to place their leach field on the Town's property. He stated his leach field is contained on his property however, in the future if he was unable to reconstruct the system on his property he asked if he would be allowed to place the system on the Town's property. He stated he wants to protect the future of his property and be proactive rather than reactive if a problem were to arise.

Kate Nesbit stated that if a conservation easement is placed on the property that any deed would reserve the rights of the property owners and noted other residents are thinking about the same issue.

Ray Everest noted the intent of the Commission is to gather information from the residents and move forward accordingly.

Kermit Cross stated there are septic systems on the island that are not approved and should be inspected.

Steve Wingate stated an email site was set up to receive emails from the residents; noting the Commission has received 10 emails to date and one letter via postal service. He stated one letter was returned as undeliverable. He stated that of those letters two are opposed to an easement, four are in favor and four requested additional information. He stated there is more concern regarding opening the trails to the public than regarding the conservation easement.

Lloyd Wood requested the emails be included in the minutes with the owner information redacted.

Ray Everest noted the property is already open to the public.

Kermit Cross asked if the parameters of the beach are marked.

Steve Wingate replied yes.

Lloyd Wood stated Jack Parsons has located the sign for the beach and is contact with the residents and users of the Town property.

Steve Wingate stated the president of the Island Association requested a meeting to discuss the subject; noting he recruited Don Berry, LRCT, to assist with such. He stated Muriel Robinette (Idlewild Association) is scheduled to meet with Mr. Berry on Columbus Day. He noted that he, Kate Nesbit and Ray Everest the point people on the matter.

Kate Nesbit stated she feels that people do not understand what conservation easements are and recommended explaining such further. She questioned whether a follow-up letter would address such.

Larry Gil recommended notifying the residents in their tax bill.

Lloyd Wood recommended a follow-up article in the Tuftonboro Times.

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 established a committee and has held a meeting.

D. Old Home Weekend

Steve Wingate stated the Scavenger Hunt is scheduled for Sunday, August 26th at the Central Fire Station from 12pm-2pm.

Mark Howard, Kate Nesbit, Mike Phelps, Larry Gil volunteered to assist with the event.

E. Harvest Lane Sand Migration

Lloyd Wood stated sand has migrated from Harvest Lane; noting Jim Bean has removed 5-6 yards of sand. He stated Mr. Flint has mitigated a number of acres. He asked that such be a focal point of the watershed grant.

F. 2019 Budget

Steve Wingate stated the 2018 budget was approved at \$20,580; noting a balance of \$13,905.

Mike Phelps questioned whether an analysis of Nineteen Mile Brook should be done to compare the original results and the Town of Wolfeboro's results.

Steve Wingate stated the Town of Wolfeboro is meeting State standards.

Lloyd Wood stated MLPA may need funds for monitoring/sampling of Mirror Lake.

Larry Gil stated he is awaiting a figure relative to such and noted the MLPA Board of Directors is hiring a contractor to take samples for the remainder of the year (same samples that have been previously taken by Dick and Nancy Byrd).

Steve Wingate verified funding for only the analysis of the samples and not for the sample takers.

G. Mirror Lake Protective Association Report

Larry Gil stated MLPA plans to hire an interim hydrologist to take samples for the remainder of the year.

III. NH DES Applications

David & Maria Gallagher/2018-02221

314 Governor Wentworth Highway

TM #28-1-43

New Standard Dredge & Fill application to construct a perched beach with 4' wide granite steps entering the beach. No objection to the application and the Commission received a Notice of Acceptance from NHDES.

Gerry & Joanne Maughan/2018-02255

268 Governor Wentworth Highway

TM #40-5-18

New Standard Dredge & Fill application to install a U-shaped seasonal crank up dock with two 6'x40' finger piers and 6'x12' connecting walkway and install a seasonal canopy, two PWC lifts and one seasonal boatlift. No objection to the application and the Commission received a Notice of Acceptance from NHDES.

The Grady Villages Trust/2018-02159

86 Governor Wentworth Highway

TM #51-1-1

New Standard Dredge & Fill application proposing permanent and temporary impacts associated with the construction and grading for a house and retaining walls. Reviewed by Larry Gil; no objection to the application. Notice of Acceptance from NHDES received.

IV. Correspondence

N/A

V. Old Business

Windswept Island

Lloyd Wood stated Jack Parsons has been in contact with the State who has been in contact with the abutters. He stated the BOS were asked to view the property; noting the BOS requested to meet at the Town Offices.

Landfill Test Results

Larry Gil stated he attended a BOS meeting; noting Stantec made a presentation however, did not present the samples taken in July. He expressed concern for the latter.

Lloyd Wood stated the BOS received a \$28,000 proposal from Stantec and recommended review of the BOS 8/13/18 minutes.

Steve Wingate stated the BOS misinterpreted his email; noting that Mr. Gil's contact at USGS is not able to provide further information.

Larry Gil stated he is in the process of contacting Normandeau Associates for a different opinion and reviewed the BOS 8/13/18 minutes, see attached.

Mike Phelps asked if the Town has a contract with Stantec.

Lloyd Wood replied yes.

Mike Phelps questioned the scope of work.

Lloyd Wood stated such is renegotiated annually.

Moultonborough Bay and Winter Harbor Watershed Plan Kickoff Meeting

No report.

VI. New Business

Land Bank of Wolfeboro Tuftonboro

Steve Wingate stated the owners of land known as Pleasant Mountain (Chip & Alana Albee) are interested in selling the property. He stated the Land Bank and LRCT is interested in the purchase of the property; noting he informed the Land Bank that the Commission is not able to support the purchase in a financial manner except for administrative costs. He stated the Land Bank had an appraisal done for the property.

Lloyd Wood asked if the appraisal is public information.

Steve Wingate replied no.

VII. Non-Public Session

N/A

It was moved by Mike Phelps and seconded by Kate Nesbit to adjourn the August 20, 2018 Tuftonboro Conservation Commission meeting. All members voted in favor.

There being no further business before the Commission, the meeting adjourned at 7:44 PM.

Respectfully Submitted,

Lee Ann Hendrickson

Lee Ann Hendrickson

Tuftonboro Selectmen

From:
Sent:
To:
Subject:

Hello,

We are in receipt of the Commission's letter describing the potential for an easement and are in support of this idea. Cow Island is beautiful and any plan to protect the natural state, while offering additional walking and hiking trails, is a benefit to the community. Thank you!

Tuftonboro Selectmen

From:
Sent:
To:
Subject:

Ladies and gentlemen --

I support your proposal for a conservation easement to protect the undeveloped land on Cow Island. I do have some concern about the use of this land for camping, primarily for reasons of fire risk. Fire restrictions or not, the typical camper is going to light a fire. If camping is to be allowed, it should be restricted to particular areas such as the town beach on the northwest side of Cow or similar areas that are easily monitored.

I believe there are sufficient Cow Island residents like myself who are prepared to continue maintaining and developing the trail system, and there should be no cost or other burden on the town for this.

Tuftonboro Selectmen

From:
Sent:
To:
Subject:

Hello,

and we would love to have the town preserve the center of Cow. Hiking trails would be a plus, as there are old stone walls and foundations up there which I'm guessing relates to the history of the island when the first herd of Guernsey cows brought to our country from England were quarantined there. I have also heard that a Civil War vet named Pillsbury started a grist mill on the island, and later became the founder of the Pillsbury brand. Not sure if that is true, but if it is, historical markers would be cool!

Tuftonboro Selectmen

From: Marlene and David Witham <mcwdnw@metrocast.net>
Sent: Friday, July 20, 2018 4:25 PM
To: conservation@tuftonboro.org
Subject: Cow Island land and beach

Steve, Kate and Ray: I am in receipt of your letter dated 7/18/18 concerning the land Tuftonboro owns and your commission is interested in. _____

_____ Our deed specifies that the beach lot can not be sold and developed and this is our binding interest. _____

_____ We are interested in becoming involved with you, _____
_____ We would welcome a chance to sit and talk about what you wrote about. _____
any time. I _____

Tuftonboro Selectmen

From:

Sent:

To:

Subject:

Cow Island

_____ and have enjoyed the Island and all it has to offer. The wild life the hiking trails, The uniqueness of the island. Opening this up for outside hiking and camping would be a mistake, I consider the island as my back yard as all islanders do, could you imagine waking up and seeing someone camping in your back yard with a campfire or worse yet seeing some one using your back yard as a bathroom and littering all over. This decision will affect all property owners, and there children and grand children, I can foresee people coming to the island and having large campfires and party's leaving garbage and beer cans and human waste.

Please leave Cow Island in it's pristine condition and please don't open it up to outsiders that wont appreciate the Island for what it is,"

All Island property owners small piece of heaven "

Thank You

Via electronic transmission only

The Tuftonboro Conservation Commission -
P O Box 98
Center Tuftonboro, NH 03816

Re: Potential Conservation Easement of Tuftonboro's Cow Island property

Dear Members of the Commission:

I duly received your correspondence of July 16, 2018 concerning the above referenced matter and thank you for same.

I would be particularly interested in the suggested language to be submitted with your proposed conservation easement document and the rational for determining permitted/unpermitted uses, as well as the parameters for any management programs that would promote and, or sustain the permitted uses within the easement area.

I would respectfully request to be kept apprised, via e-mail, of your information and fact gathering efforts and, in particular, copies of any proposals for suggested easement language and management practices. With kinds regards I am

Tuftonboro Selectmen

From:

Sent:

To:

Cc:

Subject: Cow Island property

As a property owner on Cow Island, I do NOT support a conservation easement for public use on our island with access at Cow Island beach. We have our own walking trails which property owners share and maintain.

Please add my name to any group email to keep me informed.

Thank you,

Tuftonboro Selectmen

From:

Sent:

To:

Subject: Abutters notice for Cow Island

Please add my email address to your group emails regarding information and progress of any new developments of the Cow Island easement project.

I thoroughly enjoy walking the already established trails on the island. My concerns would be many of my neighbors have bought lots behind our houses as well. They would have to be marked so that people are not trespassing. There would have to be a clear spot for people to camp on especially if they were to have the option of a fire and clear rules. Bathrooms/porta potties are another concern. Where would they be and who would maintain them? Having the public being able to access the island would require a dock I'm assuming. What would be the limitations?

Thank you

Proposed trail system on Cow Island

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target. The target is a horizontal line. The subject's hand is positioned at the starting point, and the distance to the target is indicated. The subject is instructed to move their hand towards the target.

Tuftonboro Selectmen

From:

Sent:

To:

Subject:

Cow island letter July 16

Hello

I am not clear if you are proposing this for Tuftonboro residents or anyone.

Who are the visitors referring to?

I look forward to hearing from you

SELECTMEN'S UPDATE

Selectman Albee shared that he reviewed some welfare cases recently with Diane Falcey. He gave an update on the Substance Use Disorder meeting that he attended last Tuesday. He would like to review the Town's health insurance plan even though we are in a two year contract. He will start working on a clerical salary review request received from the Budget Committee. Selectman Wood will provide former salary research that was done. Selectman Albee is going to try to do the election law seminar in Conway tomorrow. He also shared that a robotics company may be interested in the former PAK 2000 building.

Selectman Wood shared information regarding the first CIP meeting to be held 8/22/18. CIP submissions are due 9/12/18. Per Selectman Wood's request, Karen Koch will contact Cory Hunter regarding infested trees at the Town Offices. Chairman Marcussen responded to Selectman Wood that there is no update to the Master Plan completion date. In response to Selectman Wood's concern, Selectman Albee will craft a letter with Karen Koch to Chief Shagoury requesting overdue job performance reviews. Later in the meeting Selectman Albee suggested adding to the letter and requesting an update on the policy facility.

Chairman Marcussen shared that the Tuftonboro Islanders rescheduled their annual meeting to 10/6/18 on Ragged Island. Steve Wingate will be talking with the Islanders about the proposed Conservation easement. Selectman Wood will look into reserving the Fire Station as an alternate meeting venue in case of inclement weather. The Planning Board is reviewing an application Thursday. As Chairman Marcussen mentioned earlier in the meeting, John Norton extended an invitation for the Selectmen to visit him at Windswept Island. After some discussion, it was agreed to invite him to a Selectmen's meeting.

CORRESPONDENCE

The Selectmen reviewed Stantec's data submittal to the Department of Environmental Services for the July 2018 seep sampling at the old landfill. They reviewed advice from Larry Gil and Steve Wingate regarding the results of the seep sampling and Stantec's proposed preliminary hydrogeological study. Selectman Wood moved to put this project out to bid, seconded by Selectman Albee for discussion. Discussion followed. As Mr. Wingate has an alternative contractor in mind that he feels would provide the Town with good service, Selectman Albee moved to revise the previous motion to direct Mr. Wingate to get in touch with his contact to bring the Selectmen an intermediary proposal for dealing with the seep, seconded by Selectman Wood with all in favor. The Parks and Recreation Commission is in need of members. Anyone interested can contact Gina Lessard directly or via email at parksandrec@tuftonboro.org. Selectman Wood moved to donate \$50 to HPH Hospice in memory of Norma Auger, seconded by Chairman Marcussen for discussion. There was discussion in regards to limiting donations to individuals that provide(d) service to the Town. Vote passed with all in favor. As a follow up to the 8/7/18 Substance Use Disorder meeting, Chairman Marcussen spoke about a past meeting that mentioned a new program being established to replace the DARE program. Elissa Paquette was included in the conversation. Mr. Alden Ringer also declined acceptance of the Boston Post Cane as did Ms. Irene Ivester. The Selectmen will offer the Boston Post Cane to the next in line, Lincoln Sinclair. Selectman Wood moved to proceed with the Groundwater Protection Ordinance grant funding application with Lakes Region Planning Commission, seconded by Selectman Albee with all in favor. The Selectmen agreed to review FEMA Pre-Disaster Mitigation Program information with Chief Thompson. The Selectmen reviewed Fire and Rescue CIP submissions.

The following items were also reviewed: State Highway Block Grant Aid information; NHMA's 8/3/18 Legislative Bulletin; Building Permit Applications for PIDs 52-3-53, 43-2-60, 29-2-3, 4-1-20 and 63-1-8-2; Varney Engineering response letter to letter of deficiency for PID 40-5-3; ZBA Hearing Notices for Judkins and American Youth Foundation; ZBA Notice of Decision for Albrecht and Hudson Revocable Trust; DES SWOT Webinar information; UNH T2 Workshop information; 8/16/18 Solid Waste Roundtable Event information; NH LES August newsletter; BET Hi-Lites August edition; Councilor Kenney 8/8/18 Report; NH Economic Development August newsletter; Thank you letters from The Nick, the Hunt family, End 68 Hours of Hunger and the American Red Cross; 2020 LUCA submission confirmation; E-Waste II Solid Waste Roundtable 8/16/18 Event information; Instream Flow 8/27/18 public hearing information; NewsLink 9/1/18; NH Lakes Advocacy Alert 8/1/18; Councilor Kenney 7/27/18 Report; NHDES Clean Water State Revolving Fund Loan information; various meeting minutes; various emails and other correspondence.