

TOWN OF TUFTONBORO
CONSERVATION COMMISSION
240 Middle Road, Center Tuftonboro, NH 03816

MEETING MINUTES
February 21, 2022

Present: Chairman Stephen Scapicchio, Larry Gil, Mark Howard, Guy Pike, Laurel Podsen, Lynne Walsh. *Guests*: Avery Woodworth, Elizabeth Woodworth. *Staff*: Jane Lemire.

Absent: Vice Chairman Steven Wingate, Heather Brown, Kate Nesbit, Michael Phelps.

Call to Order: Chairman Scapicchio called the meeting to order at 6:30 p.m.

I. Consideration of Minutes

A. January 17, 2022

A motion to accept the Minutes of January 17, 2022 as presented was made by Mr. Gil and seconded by Ms. Walsh. Motion passed unanimous.

II. Discussion Items

A. Elizabeth and Avery Woodworth

Elizabeth and Avery Woodworth, new owners of the former Cheney Farm, attended to speak to the commission regarding their plans for improvement (repairs and renovations) to the structures on the property. Due to the easement agreement which states no changes in the historical character of the structures are to be made without town approval, they want to ensure that they are being diligent and respectful that the structures remain historically correct. Ms. Woodworth handed out their plans and read it aloud to the group. Due to the sagging and failing support of the ell in addition to no heat or plumbing, the ell of the house is to be demolished and rebuilt in the same footprint. A full foundation with basement will be installed under the ell. All old windows will be reused and where there are vinyl replacement windows, they will be replaced with historically appropriate windows. They would like to add two A-line dormers to the ell roof that faces south. This is the only visual change to the look of the structure from how it is now. Ms. Woodworth did research on these historic New England farm homes and confirmed that dormers were used on ells.

A motion was made by Mr. Howard and seconded by Ms. Walsh to approve the proposed changes as the applicants have presented. Motion passed unanimous.

Chairman Scapicchio suggested to the applicants that submitting an article to run in the Tuftonboro Times may be a good idea to keep town residents apprised as to the changes they will see during renovations. Chairman Scapicchio stated that he will attend the next Board of Selectmen's meeting on behalf of Elizabeth and Avery Woodworth to convey their proposed plans and answer any questions the BOS may have.

B. Easement Monitoring for 2022

Chairman Scapicchio stated he will be planning an easement monitoring for the Chandler/Parkhurst properties on March 4th at 10:00 a.m. Mr. Gil and Mr. Howard also plan to attend. Any commission member is welcome to join them.

C. Educational Outreach

Chairman Scapicchio let Ms. Podsen know that funds are available for educational outreach if there is need for an upcoming project.

III. Status of Dredge & Fill Applications

The status of permit applications was reported by Jane Lemire.

IV. Correspondence – None.

V. Old Business

A. Nineteen Mile Brook Monitoring

Mr. Gil reported he received the report from FB Environmental and is presently reviewing it. He discussed the results with the group. Mr. Gil reached out to Bob Cracraft as he is also looking at the data; and has also reached out to Dave Ford for his review. Chairman Scapicchio stated that the testing is starting with a good baseline of samples this year as RIBs were not used. FB Environmental will start their testing again this spring.

B. Forest Plans

Chairman Scapicchio stated that Vice Chairman Wingate was attending a meeting with Moose Mountain Regional Greenways this evening. He stated that all the plans are complete and under review by Mr. Wingate. Once Mr. Wingate has reviewed the plans and sent back his comments and recommendation, a site visit to each of the properties with forester Dan Stepanauskas will take place this spring to discuss the plans and future actions.

C. Lyon's Lot Update

Chairman Scapicchio reported that the Planning Board approved the subdivision plan for the Lyon's property. The town will now be able to purchase an additional 22 acres of conservation land adjacent to the current Great Meadow Conservation area.

VI. New Business

A. Well Water Testing 2022

Ms. Podsen discussed with the group various approaches to achieve a high rate of participation from town residents to test their well water. In past years, fifty test kits are distributed but typically only half of those are returned for DES testing. The group decided that this year they will request an email from those who pick up a kit so a reminder can be sent prior to the collection date. Also, it was determined that summer is the best time to schedule this. A date is still to be determined.

B. Scavenger Hunt

Ms. Podsen discussed with the group plans to hold another scavenger hunt at this year's town Old Home Days. She mentioned that Abenaki Tower reps wanted a consideration to hold the event at their site; however, the group decided that for various reasons (such as parking) that it is best held at the same location (large parking lot across from Pier 19). A date is still to be determined.

VII. Non-Public Session

None.

Adjourn: There being no further business, a motion was made to adjourn the meeting by Ms. Podsen and seconded by Mr. Gil. Motion passed unanimous. Meeting adjourned at 7:46 p.m.

*Respectfully submitted by Jane Lemire, Tuftonboro Conservation Commission Secretary
February 23, 2022*