

**TOWN OF TUFTONBORO  
CONSERVATION COMMISSION  
NONPUBLIC MEETING  
June 20, 2016  
MINUTES**

**Members Present:** Steve Wingate, Chairman, Lloyd Wood, Selectman's Representative, Nancy Byrd, Mark Howard, Nancy Piper, Kate Nesbit, Members, Ray Everest, Keith Garrett, Alternates.

**Members Absent:** Mike Phelps, Vice-Chairman, Larry Gil, Member.

**Staff Present:** Lee Ann Keathley, Administrative Secretary.

Chairman Wingate opened the nonpublic session at 7:40 PM at the Tuftonboro Town Offices to discuss the acquisition of Tax Map #31-1-5 and #17-1-2 per RSA 91-A:3,II(c).

Chairman Wingate appointed Keith Garrett, Alternate, to sit in for Mike Phelps, Member, and appoint Ray Everest, Alternate, to sit in for Larry Gil, Member.

The Commission reviewed the appraisal performed by Russell Wakefield, Horizon's NH Appraisal Services; noting the appraisal only included the 40 acre parcel and not the 16 acre parcel. The appraisal was presented to Sarah Fabian, owner of the parcels, who agreed to accept the price of the appraisal and accept the tax assessed value of the 16 acre parcel (\$425). Therefore, the Commission would be purchasing both parcels for \$36,324. The Land Bank of Wolfeboro Tuftonboro is willing to contribute \$10,000 toward the purchase of the properties. The Commission discussed the value of the purchase; noting the 16 acre parcel is contiguous to the Town's Great Meadow parcel and the parcels are designated as a high priority wetland by Rick Van de Poll. The BOS are supportive of the purchase of the properties.

**It was moved by Kate Nesbit and seconded by Nancy Byrd to purchase Tax Map #31-1-5 and Tax Map #17-1-2 for \$36,000; \$26,000 to be paid from the Conservation Commission Land Fund and \$10,000 to be paid from a contribution from the Land Bank of Wolfeboro Tuftonboro. All members voted in favor. The motion passed.**

The Commission discussed Fred Sargent's parcel (owner interested in protecting his property) and agreed to pursue such.

**It was moved by Kate Nesbit and seconded by Nancy Byrd to exit the non-public session at 8:21 PM. Roll call vote; Steve Wingate-yes, Lloyd Wood-yes, Mark Howard-yes, Kate Nesbit-yes, Nancy Piper-yes, Keith Garrett-yes, Ray Everest-yes, Nancy Byrd-yes. The motion passed.**

**It was moved by Nancy Byrd and seconded by Kate Nesbit to seal the June 20, 2016 Tuftonboro Conservation Commission Non-public Meeting minutes. Roll call vote; Steve Wingate-yes, Lloyd Wood-yes, Mark Howard-yes, Kate Nesbit-yes, Nancy Piper-yes, Keith Garrett-yes, Ray Everest-yes, Nancy Byrd-yes. The motion passed.**

The Board re-entered public session at 8:22 PM.

Respectfully Submitted,  
Lee Ann Keathley  
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