

**TOWN OF TUFTONBORO
CONSERVATION COMMISSION
March 21, 2016
MINUTES**

Members Present: Steve Wingate, Chairman, Lloyd Wood, Selectman's Representative, Nancy Byrd, Kate Nesbit, Larry Gil, Mark Howard, Members, Keith Garrett, Alternate.

Members Absent: Mike Phelps, Vice-Chairman, Nancy Piper, Member, Ray Everest, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Others Present: Dan Callister, LRPC, Carolyn Sundquist, BOS, Bill Marcussen, BOS, Ted Bense, Parks and Recreation.

Chairman Wingate opened the meeting at 6:30 PM.

**I. Consideration of Minutes
February 15, 2016**

It was moved by Nancy Byrd and seconded by Kate Nesbit to approve the February 15, 2016 Tuftonboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.

II. Discussion Items

A. Digitized Map Presentation

Dan Callister, Lakes Region Planning Commission, presented the "to date" work done on digitizing the Tuftonboro tax maps through the use of a free tool via Google Maps. He stated the project includes specific information regarding Tuftonboro parcels including overlays such as wetlands and wildlife habitat. He noted that LRPC would maintain the master file and host the program. He noted the format has the ability to be updated and what cannot be done in-house, LRPC could be contracted to provide the service. He stated the maps would be available to the public through a link on the Town's website and noted limitations to the Google Maps platform such as size of files and the ability for only ten layers. He stated the maps would provide parcel information, Town boundaries, conserved land, unfragmented land and land use information (data from 2006). He noted that roads are included in the base layer provided by Google Maps.

Nancy Byrd asked how the layers would be updated.

Dan Callister stated such is done through a contract service that holds a GIS license.

Mark Howard stated the maps are coordinated with Granit maps and noted that once the trails are GIS mapped with Gina Lessard the trail layer will be incorporated. He noted a wildlife habitat layer is also being developed.

Larry Gils questioned whether USGS soils would be included.

Dan Callister replied yes.

Keith Garrett recommended more/multiple maps.

Nancy Byrd asked if the maps could be printed.

Dan Callister stated there are no print features however, the screen could be captured and then printed.

Larry Gil asked if the parcel information could include failed septic systems and Town records.

Dan Callister replied yes, however the information needs to be located.

Carolyn Sundquist stated she does not believe the Town has the information. She asked how often the information would be updated.

Mark Howard replied annually; noting the information would be retrieved from Sue Weeks and forwarded to LRPC.

Steve Wingate requested directions on how to use the program be provided.

The Commission requested the link prior to completion to view the program.

Dan Callister verified the Commission would like the parcels on all the maps by default.

B. Taking Action for Wildlife Joint Workshop

Joint workshop with the Wolfboro Conservation Commission has been scheduled for April 11, 2016 @ 6:30 PM at the Wolfboro Great Hall. The Commission received copies of the Tuftonboro Taking Action For Wildlife Scoring and Habitat maps.

C. Parkhurst Bentley Conservation Easement Monitoring

Keith Garrett volunteered to conduct the monitoring and stated he would speak to Ray Everest for assistance with the monitoring. He stated he would monitor the properties in May.

D. Great Meadow

Steve Wingate stated he met with Sarah Lester (Fabian Revocable Trust) who informed him that she would like the Town to have both parcels. He noted that Ms. Lester ceased the logging operation and the value of the remaining timber would be included in an appraisal. He stated the family trust has agreed to transfer the properties to her and following that transfer the Commission could then begin the process of negotiations. He stated an appraisal is needed and would like to move forward with such after the property is transferred.

Lloyd Wood questioned how the appraisal would be paid for.

Steve Wingate noted a balance of \$33,000 in the Conservation land fund. He stated an appraisal was done two years ago and the property was appraised at \$130,000. He asked permission from the Commission to meet with an appraiser to discuss the properties.

Kate Nesbit noted that one of the lots is not accessible or buildable and both lots are in Current Use.

It was moved by Kate Nesbit and seconded by Larry Gil to authorize Steve Wingate to pursue an appraisal for the Fabian Revocable Trust properties. All members voted in favor. The motion passed.

Steve Wingate stated Mike Phelps spoke to Fred Sargent who indicated a willingness to sell his property; noting Mr. Sargent expressed a desire to see the land conserved however, is not interested in donating the land. He stated an appraisal of the property would be necessary.

Lloyd Wood stated the property has recently been logged.

It was moved by Kate Nesbit and seconded by Larry Gil to authorize Steve Wingate to pursue an appraisal for the Sargent property. All members voted in favor. The motion passed.

E. Tuftonboro Old Home Days

Tuftonboro Old Home Days scheduled for Friday, August 26, 2016 through Sunday, August 28, 2016.

Steve Wingate stated he has volunteered to sponsor a nature hike at Davis Field on 8/28/16 at 10 AM and requested volunteers to participate.

F. Master Plan Update

Steve Wingate stated the Planning Board has invited him and Gina Lessard (Parks and Recreation) to their 4/21/16 meeting to discuss the Master Plan update.

The Commission scheduled a workshop to review the current Master Plan and provide feedback to the Planning Board; workshop scheduled for Monday, March 28, 2016 at 1 PM at the Town Offices.

G. Bioblitz

Keith Garrett discussed the concept of a Bioblitz and tentative dates for such. He recommended moving away from the term Bioblitz because such focuses on observations of an area for 2-3 days. He distributed a flyer titled Backyard Biology and discussed marketing techniques and preliminary schedule/dates of such. He stated the project would consist of a crowd sourced inventory campaign for Tuftonboro and possibly Wolfeboro. He stated users would upload pictures and identifications via phones to an iNaturalist project and a tutorial would be provided on the website. He recommended hosting an introduction workshop and a wrap-up demonstration of the project.

H. Well Water Testing Initiative

Steve Wingate stated he would prepare a press release and article for the Tuftonboro Times.

I. Mirror Lake Protective Association Report

Nancy Byrd stated the Association has received data for UNH for 2015; noting the Association will present such at their annual meeting.

J. Mirror Lake Watershed Committee Report

Lloyd Wood stated the Lang Pond Road Improvements Warrant Article passed.

III. NH DES Applications

Hidden Valley Property Owners Association

Hidden Valley Drive

TM #69-2-16

New Standard Dredge & Fill application to rework an existing sloped beach to a perched beach along an average frontage of 260', reduce beach slope to a 1% slope, provide rock walls to retain sand and provide a 6' access to the water. Reviewed by Nancy Piper; no objection.

John Heyl/#2015-02986

Dame Road

TM #44-2-17

Approved Standard Dredge & Fill application to construct a driveway and install two culverts in order to access otherwise inaccessible non-wetland areas.

John & Carla Codispoti/#2016-00137

28 Little Bear Island

TM #25-1-26

Approved Standard Dredge & Fill application to construct a 300 SF perched beach with 6' wide granite steps to access the water, install two seasonal PWC lifts and one seasonal boatlift.

IV. Correspondence

- Weathering Change publication

V. **New Business**

Sale of Town Owned Property

Lloyd Wood questioned the Commission's recommendation regarding the sale of two Town owned properties on Mountain Road.

Staff referenced a memo from the Commission to the BOS, dated 5/22/14, that states the Commission recommended the sale of both properties.

Lloyd Wood requested Staff forward the Commission's memo to the BOS.

Upcoming Workshops

NH Arsenic Consortium, 3/24/16

Saving Special Places Conference, 4/9/16

Former Landfill Test Wells

Larry Gil questioned whether the Town has received data on the old landfill test wells.

Lloyd Wood recommended speaking to Clay Gallagher.

The Commission discussed Rick Van de Poll's concerns regarding the landfill leaching into the Great Meadow.

SB 376 & SB 324

Steve Wingate stated SB 376 has initially been passed by the Senate Energy and Natural Resources Committee and would require the NH Fish and Game Department to work with the NH DOT and NH DES to study and establish wildlife corridors. He noted the Committee accepted an amendment to the bill that requires landowner notification by the State before entry onto a private property to gather data for the projects. He stated the amendment also removed references to rules, regulations and laws and replaced the language with "voluntary mechanisms such as easements and cooperative management agreements." He stated the full Senate will vote on the amended bill on 3/24/16. He stated SB 324 is one of four bills dealing with federal land acquisition in NH that could impact land conservation easements. He stated that following concerns voiced by NHTOA the bill has been completely rewritten and is currently under review.

LRPC Map of Conserved Properties

Steve Wingate stated LRPC is working on a map of conserved properties and requested assistance with regard to providing a complete inventory of such and additional information including whether the land is open for public use. He requested the Commission authorize funding Staff to assist LRPC in retrieving the information.

It was moved by Mark Howard and seconded by Kate Nesbit to authorize funding Staff to assist LRPC with developing an inventory of conserved properties. All members voted in favor. The motion passed.

VI. **Old Business**

None.

It was moved by Kate Nesbit and seconded by Nancy Byrd to adjourn the March 21, 2016 Tuftonboro Conservation Commission meeting. All members voted in favor.

There being no further business before the Commission, the meeting adjourned at 8:57 PM.

Respectfully Submitted,

Lee Ann Keathley

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