

Waukewan Shore Owners Association Newsletter

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It's been about a year now since the Waukewan Watershed Advisory Committee released the Watershed Management Plan. The Meredith Selectmen accepted the Plan in June 2005, after which the Committee was charged with its implementation. Since that time, the Committee has been working with a number of organizations and groups to accomplish change within the Watershed for the protection of the water quality. The Committee has had some notable successes in the implementation of recommendations in the Watershed Management Plan.

The Committee supported the Town of Meredith's effort to obtain a two year, \$50,000 grant from NHDES to conduct biological and chemical testing of the tributaries throughout the watershed for the purpose of determining the health of individual tributaries and watershed areas through which they flow. This work will be conducted by Plymouth State University and will commence this summer.

Throughout the 2005 boating season, the Committee supported the efforts of the Meredith Sewer and Water Department to conduct Volatile Organic Compounds (VOC's) monthly monitoring of different depths within Lake Waukewan to determine the effect of fuel inefficient, two-cycle carbureted motors. It was through this program that the Committee determined that the effect of unburned gasoline in the lake is not as critical as previously feared. However, we will continue to monitor the situation and if it is determined that action needs to be taken to reduce VOC infusion, the Committee will recommend a phase out of the two-cycle, carbureted outboards.

The Waukewan Watershed Advisory Committee Reports:

The Committee worked with the Town of Meredith's Planning Board to develop and promote the Watershed Overlay District increasing the subdivision requirement in certain areas within the town from 10,000 square feet to a two acre minimum, thereby reducing potential density within the watershed. Members of the Committee volunteered many hours of

their time to support Article # 3 which was placed on the Town Warrant by the Planning Board. The Committee recognizes and appreciates the significant effort of the Waukewan Shore Owners Association in getting out the vote in support of Article # 3. There is no doubt in the minds of the Committee that effort contributed to the voters overwhelmingly supporting the establishment of the Watershed Overlay District. The Committee will be working with the other towns in the watershed to implement similar overlay districts.

The Committee supported the activities of the Meredith Conservation Commission in their successful effort to have approximately 175 acres of land (Feltham Property) on the East side of Lake Waukewan, between Jenness Hill Road and Lake Waukewan, declared a town forest. The town had previously acquired the property by a tax lien and had the option to sell the property off for development. The Conservation Commission supported the placement of the property onto the Town Warrant for the voters to determine whether or not the property should be protected, which it was voted to do so.

A Warrant article proposed by the

Waukegan Watershed Advisory Committee Update *continued*

Meredith Parks and Recreation Dept., and supported by the Committee, approved the construction of restroom facilities at the town beach on Lake Waukegan. The voters approved the appropriation of \$40,000 with 50% matching funds from the State to accomplish this construction.

Other efforts of the Watershed Committee include: implementation of the educational recommendations of the plan and addressing political and civic organizations as to the purpose and content of the management plan; communicating with the Town of Meredith and NHDOT in an effort to have discarded railroad ties removed from the railroad tracks alongside Waukegan and Winona and properly recycled (NHDOT has indicated that those ties have now been removed and

recycled); working with the Meredith Sewer and Water Department to determine the cost of conducting feasibility studies for extension of town sewer lines down the East and/or West sides of Lake Waukegan; and the placement and maintenance of a portable toilet at the launching ramp during the boating season.

The watershed committee is currently working on an educational program aimed to inform home owners within the watershed, whose houses are serviced by private septic systems, of the maintenance issues involved, and proper operation of septic systems. Poorly designed and positioned, improperly functioning and failed septic systems discharge to the environment and introduce nutrients into lakes, ponds, brooks, streams and groundwater of the watershed negatively

impacting the water quality and increasing the eutrophication of these the lakes and ponds. Following the educational approach to the home owners, the committee will recommend a septic system inspection program designed to identify those systems which are problematic.

The Committee has a long way to go to accomplish the charge from the Meredith selectmen but, progress is being made. If anyone would like to become involved with our effort, please contact me at bondbr@metrocast.net. As we serve under the direction of the Town of Meredith, any application for volunteer service has to be submitted to the selectmen for approval. We are presently meeting the second and fourth Thursdays of each month from 7-9 PM in the Meredith Town Hall Annex.

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Leasing of State-owned Railroad Shorefront on Waukegan?

As reported in the *Laconia Daily Sun*... "Another request to lease state-owned shorefront property—this one from Meredith—may test the relationship between the Legislature and executive agencies and advisory boards. Last year the New Hampshire Council on Resources and Development (CORD) a panel composed of 13 state agencies, which by statute consults with three advisory boards in reviewing requests for leases, all but urged ending the practice. In response, the Legislature this session reduced CORD's role in the process to an advisory one. At the same time, lawmakers soundly rejected legislation introduced by Representative Alida Millham (R-Gilford), with support from the New Hampshire Lakes Association, to place a moratorium on any further leases until a study of the extent and impact of the leases already granted could be undertaken."

Title XX Transportation, Chapter 228, Section 228:57 - a

I Notwithstanding RSA 228:57, portions of real estate owned by the state and managed by the bureau of rail and transit in the department of transportation that are on the shores of public waters, as defined by RSA 271:20, may be leased for private, noncommercial use by owners of adjacent properties separated from the shore only by the railroad land, as long as such use does not interfere with railroad operations. Any property owner meeting the requirements of this section may request in writing to be allowed to lease such property from the state. However, when the adjacent property is owned by more than one individual, such as a condominium association, the association, only as a single entity, may request the lease. In no case shall more than one access point to the leased property be allowed.

II The provisions of RSA 4:40, requiring first offering the land for lease to political subdivisions, shall not apply to this section. However, all leases shall continue to be approved by the council on resources and development and the long

Leasing Certain Portions of Railroad Properties

range capital planning and utilization committee, before final approval by the governor and council.

III Leases shall be for a period of not more than 5 years.

IV The cost of the lease shall be \$25 per running foot per year, paid annually.

V Leases may be renewed after the initial lease period has expired, provided that the use of the leased property has and will remain

non-commercial and private, payments have been made by the lessee according to the lease, and the activity of the railroad remains at approximately the same level or lower. The cost for the lease shall be reviewed. Such lease renewals shall not be or more than 5 years at a time.

VI The annual income from such leases shall be deposited into the special railroad fund established by RSA 228.68, and shall be appropriated to be expended as set forth in RSA 228:69

Source. 1994, 69:1, eff. May 1994. 1997, 310:2, eff. July 1, 1997. 2001. 234:1, eff. Sept. 11, 2001.

Notice of WSOA's Annual Meeting July 15th

This year's annual meeting will include a presentation by several groups.

The meeting is scheduled for
9:30 ~~10~~ A.M. ON SATURDAY, JULY 15TH, 2006
at the Meredith's new COMMUNITY CENTER ON ROUTE 3.

Participating groups in attendance are:

- ☐ Waukegan Shore Owners Association
- ☐ Winona Shores Association (Waukegan),
- ☐ Winona Forest Association
- ☐ Lake Winona Association.
- ☐ Waukegan Watershed Advisory Committee

WWAC will be first on the agenda and will be doing a power point presentation which may take between 45 mins to an hour and will be given by Bruce Bond, Bonnie Ireland and Randy Eifert and one presenter from PSU.

WSOA will be presenting newly revised bylaws by chair Tom Swaim to the membership at the annual meeting. These were done to conform to income tax code 501a and internal revenue code 501 (C) (3), necessitated by having an association bank balance of \$5,000 or more, the level at which the government looks at tax deduction status. Please come to the meeting so that we have enough members to approve the revised bylaws.

Meredith Bay Regatta

September 23, 2006

Meredith, N.H.
Reserve your place
today @

www.regattacentral.com
presented by the

Winnepesaukee Rowing Club

(603) 279-1492

It was here on Lake Winnepesaukee, in 1852 that America's oldest intercollegiate athletic event took place — the crew race between Harvard and Yale.

Join us for a 2.5 mile head race on beautiful Meredith Bay and experience for yourself where it all began.

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Conservation Easements to Protect Vanishing Rural Landscapes

Back in the 1800's, Belknap County could be characterized as having a few homes, open fields bordered by rock walls and by some populations of wandering cattle. Today if you drive around the lakes region, you can still find gated rock enclosures labeled, for instance, as "The Meredith Pound". This is where livestock wandering off their owner's property were held until they could be claimed. An early photograph (1890's?) of where I live, near the Waukegan beach in Meredith, shows an apple orchard and dairy cattle wandering about on the slopes of a hill that runs down to the water line.

4 Times have changed, fortunately not quite as dramatically in our area as in the rest of the United States. People still come looking for pastoral scenes, but they are much harder to find than they used to be.

There is a growing realization that these lands, a valuable part of our New England heritage and the times when we produced our own food, have become an essential part of what brings tourists to our state. They are also disappearing rapidly as they are used for the construction of \$350,000 "starter homes". Many landowners who realize the value of open lands and who would like to maintain their land forever in its current state, are making use of conservation easements. Interest in easements prompted a series of recent Lakes Region workshops on easements and their use, by the Belknap County Conservation District, funded by a grant

from the Samuel P. Pardoe Foundation.

A Conservation Easement is a legal contract between a landowner and a land trust or governmental entity, that places permanent restrictions on a parcel of land, that are binding to the current and to future owners. The requirements generally include restrictions on development, mining, dumping or other uses incompatible with the contract's land protection purposes. A landowner must be intimately involved in the easement writing process to ensure that his/her wishes are going to be met. For example, if he would like to reserve a building lot for himself or a relative, he can have that requirement, or other compatible uses written into the easement. Each easement is a unique document, determined largely by the desires of the landowner and the contract holder.

A landowner can donate an easement, he/she can sell it, or do a combination of both. Depending on his choice, there are potential income or tax advantages that can result.

In the case of a sale, the value of an easement is determined through an appraisal process that includes an assessment of the difference in the value of the land before and after the easement is in place. The overall value to the public and to the landowner includes being able to

enjoy the land's scenic and/or agricultural resources and environmental benefits without the tax costs associated with residential service demands.

The Town of Meredith has fairly recently acquired an easement on Longridge Farm, a working landscape on Route 3 that has been a farm for approximately 230 years. Moulton Farm on Route 25 is another example of what can be accomplished through use of an easement. Other, but related values associated with the use of easements have also come to

A landowner must be intimately involved in the easement writing process to ensure that his or her wishes are going to be met

light. In the recent publication of the Lake Waukegan Watershed Management Plan, a five-town planning effort to protect lake water quality, easements are discussed as a way to help minimize future increases of nonpoint pollution runoff into the lake, by minimizing runoff from site preparation activities and impervious surfaces (driveways, roads, roof surfaces, etc.).

Easements are a tool that can be used to help maintain the valued and unique characteristics of the Lakes Region. As you would expect, the process can require investments in time and money, and should be carefully analyzed to see if they are a viable alternative for those interested in taking this important step. The final outcome can, however, be an incredible contribution to our heritage.

— by Roger Hogan

Giving a Helping Hand to the Loons on Waukegan by Wayne Bredvik

As residents on Lake Waukegan know all too well, the water level on the lake can, and does, fluctuate considerably during a typical summer season beginning with high levels after the spring snow and ice melt and ending with low levels at the end of the season.

It was my experience from 1999 to 2003, to see water levels fluctuate by approxi-

mately 24". During the month of July of 2003, we actually had a nesting pair of loons in an isolated clump of mud and marsh grass at the south end of Jenness Cove that produced one egg. However, when the loons failed to hatch the egg, a Loon Preservation Committee biologist visited the nest in mid-July and found the egg to have been crushed, apparently due to the low water levels. With the low

water levels, the loons have considerable difficulty getting back onto their nest which was initially established when the water level was about 12" higher. In the process of trying to get back on the nest, the egg was crushed, apparently just days before it would have hatched. Since then water levels have been considerably higher, completely flooding the old nesting area.

Giving a Helping Hand to the Loons on Waukegan *continued*



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Wayne Bredvik, on the left, photographer and author of this article, of Sawmill Shores Road, and Chapman Island resident, Glenn Feener, on the right, about to launch a nest made for loons on Lake Waukegan.

To combat the fluctuating water levels, the Loon Preservation Committee (LPC) has been placing artificial nesting rafts in various locations in the Lakes Region. On average, they have had a 21% success rate, according to the LPC, and in 2005, forty five rafts were floated, with 23 rafts used by the loons as nesting platforms, and 21 chicks hatched.

As a "loon volunteer", I have had the privilege of assisting the LPC in the placing of a loon nesting raft in Jenness Cove near the (now flooded) previous nesting area since the spring of 2004.

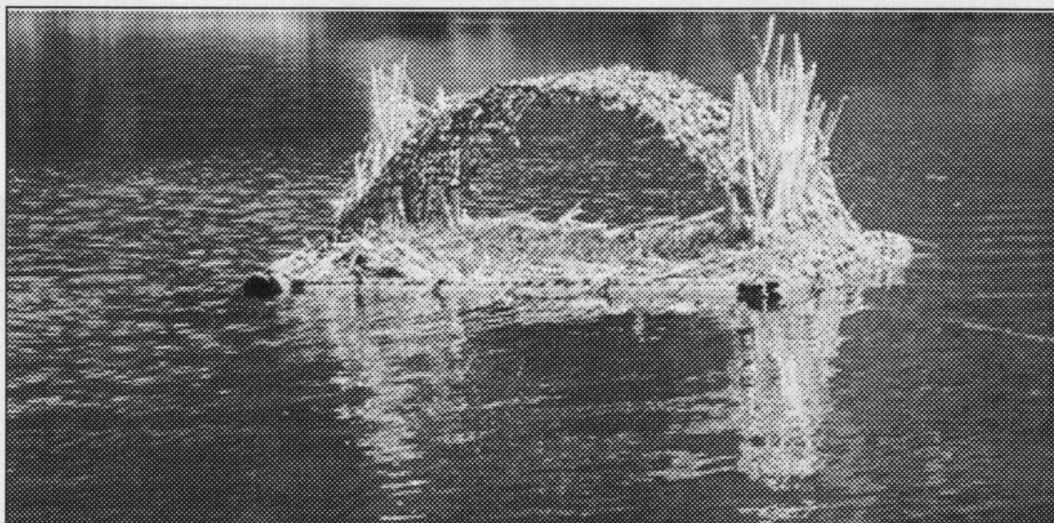
The raft, 5' x 5' in size and made in a local high school shop class according to an official at LPC, is made with green plastic "dune fencing" stapled to a cedar log framework. This year, the LPC added a simple, easily installed, canopy to provide screening from predatory birds as well as the public. The installation was done by Glenn Feener and myself.

We also installed grass over the usual plants and reeds which are normally cut

from the marsh for the purpose of providing a base for the nest. A photo of the completed nesting raft is attached, with Glenn Feener on the right and myself on the left. Glenn, who volunteered to assist with placement of the raft this year, is currently building a cabin on Chapman Island.

Sadly, we have seen only one pair of loons this year, and only occasionally in Jenness Cove. The raft was floated ear-

lier than usual (on May 8th) in hopes of attracting the loons, but they have not chosen to use it, even though they were seen swimming near it on more than a few occasions. Meanwhile, the water level on Lake Waukegan remains unusually high for late June, due to the heavy amount of rain we continue to have. Since the loons have also been seen in the area of the Snake River, hopefully they may have nested there.



WSOA Dues Notice

There is a dues return envelope in your newsletter for this years' membership. \$35 for the July 2006—June 2007 WSOA year. If you haven't already renewed, please enclose your check, and mail to:

WSOA,
P.O. Box 91
Meredith, New Hampshire, 03253



Lake Host Program Update

After many hours and day's work by WSOA's VP Anne Sayers and members to recruit volunteers without success for the Lake Host program, and after approval of a \$2,000 grant, it was decided surrender WSOA's participation in the program.

"Subsequently Tim Whiting contacted the NH Lake Association to determine if there was adequate time remaining to again enroll Lake Waukegan in the 2006 program.

NHLA will provide a grant of \$3000 if a matching amount of local funding can be obtained of which 50% is funding and the balance in volunteer input. That activity can be through administration of individual lake host activity (point person or persons) or the lake host actual "launching ramp ambassadors". Both positions require training. Because of the short notice, Tim and Bob Vogler and I, Bruce Bond went to NHLA's 3-hour evening training session in Concord on June 28th. Tim is tracking down individuals already trained and available to work the ramp on either a volunteer or paid basis.

I met with the Meredith Board of Selectmen and the Town Manager on June 26th, and received a positive response to possible funding of \$1,500 as part of the matching contribution required for NHLA commitment to the \$3000 grant money.

Hopefully, we might be able to get the Waukegan Lake Host program going again partially, if not in total. It is a valuable program essential to prevent the introduction of invasive species into Lake Waukegan." — Bruce Bond

WSOA Treasurer's Report *by Deborah Corr*

CASH RECEIPTS & DISBURSEMENTS REPORT July 1st, 2005 — April 30th, 2006

CASH ON HAND AS OF JULY 1, 2005.....\$3,343.01

RECEIPTS

Member Dues	4,110.00
Additional Gifts	310.00
Restricted Gifts	100.00
Prepaid Dues	35.00
Interest on Checking	2.29
TOTAL RECEIPTS	4,557.29

DISBURSEMENTS

DONATIONS:

Loon Preservation Committee	250.00
NH Lakes Association	500.00
Donations - Other	100.00
SUB TOTAL DONATIONS	850.00

OTHER:

Lake Host/Water Monitoring Program	360.00
Uniforms for Lake Hosts	35.00
Newsletter printing and postage	941.50
Newspaper Advertising	28.00
Lake Defense	500.00
Post Office Box	24.00
Miscellaneous	41.40
SUB TOTAL OTHER	1,929.90

TOTAL EXPENSES **\$2,779.90**

RECEIPTS OVER DISBURSEMENTS **1,777.39**

CASH ON HAND MVS, 4/30/06 **5,120.40**

Jim James, Volunteer Custodian of Waukewan's Kisok

The purpose of the kiosk at the public boat launch on Waukewan Street is to keep boaters and Waukewan residents informed about boating safety, exotic weeds, and other invasive aquatic species, lake charts, boating requirements, etc. The kiosk was originally built by an Inter-Lakes High School shop class, and donated to the Town of Meredith.

In the past couple of years, besides myself, my wife Jane and Larry Clement, our past weekend lake host monitor, have attempted to keep up-to-date information on the four bulletin boards at the kiosk. Larry and other volunteers inspected each boat that was put into the water. It is strongly suggested that boaters read the posted material.

Maintaining the kiosk has been relatively easy and WSOA members have kept it painted, and the planters planted and watered. This year WSOA has rented already planted tubs from the Greater Meredith Program. They will be picked up and replanted with mums in the fall.

Other bulletin boards have been put up at private launch sites. If anyone knows of other private launch sites which would like to share lake information, please contact me during the summer months at 279-4446. The more people who know about

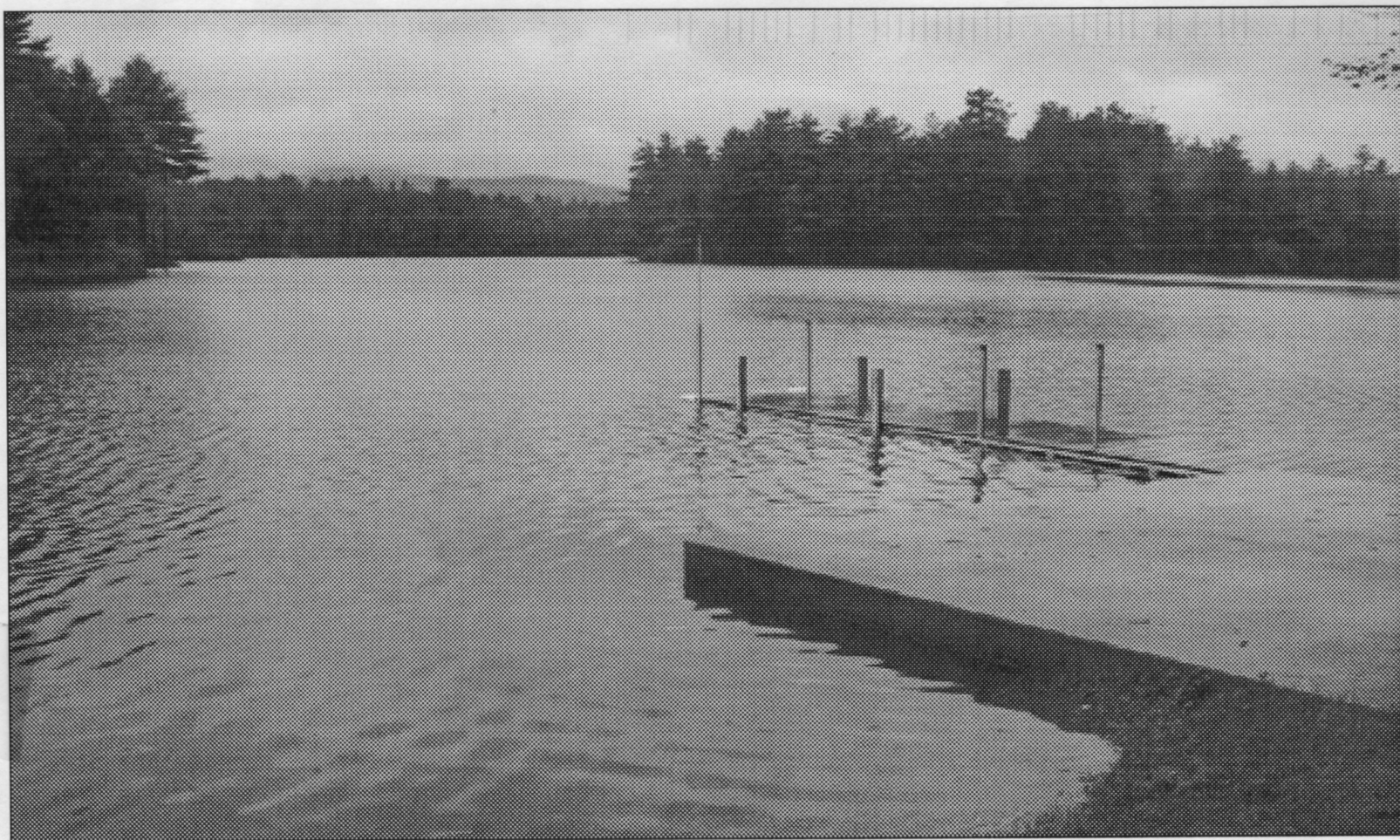
how a to take care of the lake the greater success we'll have in protecting it, and bettering the quality of our drinking water for future generations.

A little background information: I was born in Wilmington, Delaware and spent my summers at Camp Tecumseh on Moultonborough Neck from 1943 - 1945. In those days the Lake Winnepesaukee water was clean enough to drink directly from the lake. Since then I have vacationed in the lakes region almost every summer. I have degrees from Bowdoin College and New York University.

My career was with Sears with corporate responsibilities in merchandising and finance. The last 9 years I served as president of Sears Roebuck Acceptance Corporation.

In 1998 my wife and I purchased property on Winona Shores Road and completely remodeled a cottage built there in 1965. We enjoy hiking, canoeing and kayaking, as you can see in the photograph of me below on the primitive Snake River taking in the fall foliage. We have five children and seven grandchildren between us. All have visited the Lake from Seattle, Indianapolis, Atlanta and Wilmington. We spend November through June in Bluffton, South Carolina, and in Meredith in July through October.





Photograph by Wayne Bredvik of the public dock, submerged after 15 straight days and 15 inches of rain in May, 2006 on Waukewan Road.