

TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
APPROVED MINUTES
February 23, 2022

Chair Lenore Clark opened the meeting at 8:55 am.

Members Present: Lenore Clark, Chair, Dan Coons, Vice-Chair, Brian Gifford, Member, Jim Nupp, Alternate.

**Town of Wolfeboro – Pop Whalen Ice and Arts Center
Tax Map #144-6
390 Pine Hill Road**

The applicant proposes to replace existing building shell of the current Pop Whalen Ice and Arts Center with a new 110' x220' metal building and a 20'x84' area to cover the existing offices and locker areas, add a new lobby entrance, increase the locker and office space and will be adding a 30'x240' expansion to the west side of the new building.

The Wolfeboro Conservation Commission noted no objection to the Pop Whalen Ice and Arts Center proposal, Tax Map #144-6. The Commission noted that because this is proposed by the Town it is not subject to the Special Use Permit process. At the time the arena was first built, prime wetlands were not recognized, however at present there is a statutory 100-foot buffer in which a portion of the current structure is located. The Commission further noted that the prime wetland buffer impacts as calculated on the preliminary drawings labeled "Overall Site Plan" are existing impacts, not proposed. Randy Tetreault of Norway Plains confirmed "the new site plan does not propose any additional wetland impacts." The expansion of the structure will occur on a portion of the building that is outside of the prime wetland buffer. The roof of the structure is approximately one acre in size, and we want to ensure appropriate stormwater controls are calculated and installed accordingly. The Commission appreciates the Board's suggestion to increase the depth drainage stone to 18 inches. Although a portion of the parking lot is currently unpaved, what exists now is essentially impervious. The Commission does not have concerns about future paving other than to ensure stormwater controls will capture any solids (e.g., sand) and chemicals from car and truck drippings before it reaches the pond which drains to Mirror Lake. Planting native shrubbery in the NW corner of the parking lot as suggested by the Planning Board is a good idea. Highbush blueberry would be an appropriate choice as a facultative wetland species, while lowbush blueberry is an upland species and may not fare as well. The Commission appreciates that there is no drainage control at present and view the proposal as an overall improvement and also appreciates that the refrigerant will be switched to a more environmentally friendly, EPA-approved type, and that the proposed roof may someday support solar panels.

There being no further business before the Commission, the meeting was adjourned.

Respectfully Submitted,

Lee Ann Hendrickson

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