

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
MINUTES
August 1, 2019**

Members Present: Lenore Clark, Chairman, Dan Coons, Vice-Chairman, Ed Roundy, Brian Gifford, Art Slocum, Members.

Chairman Clark opened the meeting at the Town Hall Annex Conference Room at 9:03 am.

**Mountain West Homeowners Association
Mountain West Drive
Lake Winnepesaukee
Standard Dredge & Fill
Tax Map #252-7**

The applicant proposes to repair an existing breakwater, replace an existing retaining wall, construct new retaining wall and steps around an existing beach and construct new stone steps into the water with an adjacent stone canoe/kayak slide.

The Wolfeboro Conservation has no objection to the Mountain West Homeowners Association Standard Dredge & Fill application, Tax Map #252-7, as submitted.

**MRNH Retreat, LLC
29 Kenney Shores Road
Lake Wentworth
Special Use Permit
Tax Map #149-3**

The applicant proposes to demolish an existing garage located within the wetland buffer and setback area and replace it with a new garage which will have less wetland buffer and setback impact.

Referencing the MRNH Retreat, LLC Special Use Permit application, Tax Map #149-3, the Wolfeboro Conservation Commission noted the following. The proposed project will demolish a pre-existing structure (garage), part of which is already located within the wetland buffer and setback, then build a much larger structure while maintaining part of it within the buffer and setback. While the impact within the buffer and setback will be diminished by a few square feet, the increase in overall size on the order of several hundred square feet will greatly increase the impervious surface area, which has a negative impact on stormwater runoff. Because the amount of reduction within the buffer and setback is almost negligible, we believe this increase in impervious surface area negates what little benefit might have been gained, and in fact may have a greater impact overall. We noted the alternative location outside of the buffer and setback, which was not preferred because of its impact on the view. We would understand the concern if the garage was located between the house and Lake Wentworth, however it is located between the house and the Cotton Valley Rail Trail and if anything, would increase the owners' privacy. We also noted that the proposed garage location could be moved slightly to the west of the existing location, which would then remove it entirely from the wetland buffer while not placing it directly between the applicant's bedroom and the Cotton Valley Rail Trail as the applicant wishes to avoid. The project as proposed is not the least impacting alternative.

**Sonja J. Jauch (Kinzlmaier)
Brown Road
Minimum Impacted Expedited
Tax Map #19-8**

The applicant proposes access to a building site crossing poorly drained wetlands in two locations.

The Wolfeboro Conservation has no objection to the Sonja T. Jauch (Kinzlmaier) Minimum Impact Expedited application, Tax Map #19-8, as submitted.

Susan A. Maus Revocable Trust
7 Delings Cove Road
Lake Winnepesaukee
Permit By Notification
Tax Map #259-29

The applicant proposes to replace up to six dock pilings damaged by ice.

The Wolfeboro Conservation has no objection to the Susan A. Maus Revocable Trust Permit By Notification application, Tax Map #259-29, as submitted.

Respectfully Submitted,
Lee Ann Hendrickson
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