

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
APPROVED MINUTES
July 12, 2021**

Chair Lenore Clark opened the meeting at 7:37 pm at the Wolfeboro Public Library.

Members Present: Lenore Clark, Chair, Dave Senecal, BOS Representative, Brian Gifford, Nancy Byrd, Bob Gilbert, Members, Jim Nupp, Alternate.

**Sumsion Realty Trust
Tax Map #201-36 & 39
20 Gateway Road
Lake Winnepesaukee
Special Use Permit**

The applicant proposes the redevelopment of the property to include the removal of an existing nonconforming structure that violates the structure and buffer setback from the wetlands, remove driveway and gravel areas within the wetlands and structure setback, minor expansion of the depth of the boathouse and the construction of a new single family dwelling.

The Wolfeboro Conservation Commission noted no objection, as proposed, to the Sumsion Realty Trust Special Use Permit application, Tax Map #201-36 & 39. The Conservation Commission sees it as an overall improvement given the reduction of structures within the wetland buffer and the reduction of impervious surface area. The Commission noted the steepness of the land, and that there is a beautiful stream running through the property which is part of a unique waterfall system. The Commission respectfully requests the contractors take steps to ensure the preservation of the stream.

**Jares Real Estate Holdings
Tax Map #266-4-2
Springfield Point Road
Lake Winnepesaukee
Standard Dredge & Fill**

The applicant proposes to construct a 900 SF dug-in boathouse, dredge for navigable access to the boathouse, install a U-shaped 6'x40' seasonal crank-up dock with two concrete anchor pads on the shore, construct a 330 SF perched beach with 4' wide access steps to the water, and relocate 60 SF of boulders for safe swimmer access.

Referencing the Jares Real Estate Holdings Standard Dredge & Fill application, Tax Map #266-4-2, the Wolfeboro Conservation Commission appreciates the proposed use of a seasonal dock. However, the Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on the lake, but understand they are legal structures on Lake Winnepesaukee and waive our right to intervene. The Commission members cited anecdotal evidence of both negative impacts in the form of cyanobacteria blooms occurring within a local dug-in boathouse but nowhere else in the bay, and also evidence of positive

impacts in the form of greater numbers of aquatic species (fish) being found inside the boathouses. We request that if there is any lighting associated with this proposal, Wolfboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53):

"Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

There being no further business before the Commission, the meeting was adjourned at 8:08 pm.

Respectfully Submitted,

Lee Ann Hendrickson

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