

**TOWN OF WOLFEBORO
PLANNING BOARD
May 5, 2020
MINUTES**

Members Present: Roll call: Kathy Barnard – yes (acknowledged there is no one present with her), Vaune Dugan – yes (acknowledged there is no one present with her), Peter Goodwin – yes (acknowledged there is one present with him), Brad Harriman – yes (acknowledged there is no one present with him), Paul O'Brien, BOS Alternate Representative – yes (acknowledged there is no one present with him), Susan Repplier – yes (acknowledged there is no one present with her), Mike Hodder – yes (acknowledged there is no one present with him).

Member Absent: John Thurston, Member.

Staff Present: Matt Sullivan, Director of Planning and Development, Lee Ann Hendrickson, Administrative Secretary.

Chairman Barnard opened the virtual meeting at 7:00 PM.

Kathy Barnard read the following script:

Good evening and welcome to the May 5th meeting of the Wolfeboro Planning Board.

As Chair of the Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the GoToMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #+1 (646) 749-3122 followed by the audio access code 918-242-429, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using GoToMeeting, and instructions are provided on the Town of Wolfeboro website at wolfeboronh.us on the Virtual Town Meeting Login Information page.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem accessing the meeting via phone or computer, please immediately call 603-391-8489 OR email planningdirector@wolfeboronh.us

d) Adjourning the meeting if the public is unable to access the meeting.

In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

e) Meeting Notes

Members of the Board will be unmuted for the entirety of the meeting. Members of the public will be muted for the meeting with the exception of public comment portions or public hearings.

I'd like to start the meeting with a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

Thank you.

Matt Sullivan requested the public mute their microphones and turn off their web cameras unless providing public input.

I. Scheduled Appointments/Public Hearings

Abbie W. Brown Trust of 2012

Special Use Permit

Agent: Jim Rines, White Mountain Survey & Engineering

Tax Map #150-33, Case #2020-08

Kathy Barnard noted a site visit was held at 6:30 pm and asked Mr. Sullivan to report on such.

Matt Sullivan stated one abutter was present at the site visit; Mr. Ganem.

Jim Rines reviewed his letter, dated 3/9/20, see attached. He reviewed the plan (Matt Sullivan displayed the plan online).

Kathy Barnard stated the Conservation Commission reviewed the proposal and noted they feel that it is an overall improvement.

Mat Sullivan asked if there will be a vertical expansion.

Jim Rines replied yes and noted it would be fully compliant (including compliant with height). He stated he submitted cross sections of such.

Peter Goodwin stated the position of the new structure will be rather precise with regard to location and setbacks. He asked how they will ensure that the house is in the exact location as depicted on the plan.

Jim Rines stated once the existing structure is removed the area for the house will be staked and footings will be installed for the foundation.

Mike Hodder stated the house, as proposed, is on previously disturbed land and the septic system will be new, modern and efficient. He stated the house will be located outside the shoreland setback. He stated the Municipal Electric Department recommended underground utilities for service.

Jim Rines stated the service to the structure will be underground and noted there is an existing power line that runs the length of the property which he believes Mr. Muccio wanted improved.

Abbie Brown confirmed the electric would be underground.

It was moved by Mike Hodder and seconded by Vaune Dugan to accept the application as complete. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (6-0).

Chairman Barnard opened the public hearing.

Emily Geoghegan stated she grew up in the house as a child and feels the proposal is a great improvement.

Matt Sullivan reviewed the following recommended conditions of approval;

- 1) The following plans, as amended to the date of approval, are hereby incorporated into this approval:
Plan 1. Special Use Permit Application Plan and Notes, Owner/Applicant: The Abbie W. Brown Trust 2012, 10 Burroughs Lane, Wolfeboro, NH, 03894, Project Location: 10 Burroughs Lane, Wolfeboro, NH, 03894, Tax Map 150-033, prepared by White Mountain Survey & Engineering, P.O Box 440, Ossipee, NH, Dated March 9th, 2020.
Plan 2. Special Use Permit Application Plan, Lot Plan, and Notes, Owner/Applicant: The Abbie W. Brown Trust 2012, 10 Burroughs Lane, Wolfeboro, NH, 03894, Project Location: 10 Burroughs Lane, Wolfeboro, NH, 03894, Tax Map 150-033, prepared by White Mountain Survey & Engineering, P.O Box 440, Ossipee, NH, Dated March 9th, 2020.
- 2) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 3) The applicant shall be responsible for all recording fees.

Conditions to Be Met Prior to any Building Permit Approval OR Construction Activity:

- 4) An inspection by the Town shall be required of siltation devices prior to construction and the applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
- 5) The applicant shall be required to monument the edge of Wetlands in compliance with § 175-9.1 Wetlands Boundary Monumentation. This includes:
 - (1) Wetlands shall be delineated by a State of New Hampshire Certified Wetlands Scientist. Markers should be placed at 50' +/- intervals along the total wetland boundary following its general contour.
 - (2) Care shall be taken to insure that markers are placed with the appropriate spacing at points closest to any proposed or existing structure located on the property.
 - (3) The cost shall be borne by the applicant/developer or their successors in interest.
 - (4) The applicant shall be responsible for submitting a letter of certification of the posting to the Code Enforcement Office prior to the issuance of any building permit.

There being no further questions or comments, Chairman Barnard closed the public hearing.

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the Abbie W. Brown Trust of 2012 Special Use Permit application subject to the recommended conditions of approval. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (6-0).

Huggins Hospital

Site Plan Review; Primary Care Center Renovations (parking lot & salt shed construction)

Agent: Jim Rines, White Mountain Survey & Engineering

Tax Map #231-90-E, Case #2020-14

Kathy Barnard recused herself; noting she is a Board of Trustee for Huggins Hospital. She stated Mike Hodder would chair the meeting for this application.

Matt Sullivan noted the application is being reviewed by a five member board.

Roll call for attendance: Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes.

Jim Rines stated there are no issues with a five member board hearing the application. He reviewed the site plan depicting the proposed improvements and reviewed his letter, dated 3/17/20, see attached.

Matt Sullivan asked Mr. Rines to review the underground drainage system.

Jim Rines stated the underground detention area is designed to help reduce the rate of flow so the peak runoff rate does not exceed the post development condition from pre-development condition.

Referencing the existing condition plan, D1 of 3, Vaune Dugan confirmed the two wings off the main building have been removed.

Jim Rines stated the parking area will be located in the area that the structures have been removed. He further reviewed the details of the parking area.

Peter Goodwin asked if pervious pavement v. impervious pavement has been considered. He also questioned if the NH salt policies are being adhered to by the contractor relative for Brine and asked how the supply of brine continues in perpetuity if the company supplying such goes out of business.

Jim Rines stated the subsoil conditions are not conducive to porous pavement therefore consideration of such was discounted. He stated the supplier is located in Meredith; noting Harriman Hill has been using the process for ten years. He stated local contractors use the product. He stated a class is available regarding NH salt policies and noted employees of Huggins Hospital could be attend said class.

Brad Harriman stated UNH Technology Transfer Center offers training for private contractors.

Mike Hodder asked if the detention basins could handle more than a one inch storm event without overflow.

Jim Rines replied yes; noting the underground detention basin is sized to accommodate all storm events.

Mike Hodder asked if the runoff is retained on site or whether it percolates to the lake.

Jim Rines stated there is a reduction in the rate of flow; noting the idea is to keep the rate of flow the same as the existing condition.

Referencing Tighe & Bond's BMP design comments regarding runoff into Crescent Lake from the salt shed, Mike Hodder questioned mitigation of such.

Jim Rines stated he forwarded Tighe & Bond's review to Huggins Hospital and the comments have been reviewed by his staff. He stated Tighe & Bond identified potential areas however, there is an 18"-2" side slope at the traffic islands. He stated to create a bio retention on those areas would be challenging and results would be minimal. He noted the Town has a substantial amount of runoff that discharges from Route 28.

Mike Hodder asked Mr. Rines to address the construction of the salt shed in more detail in addition to the brine process.

Jim Rines stated the salt shed consists of 4' concrete frost walls with a superstructure over it. He stated the access to the shed and the floor of the shed would be paved. With regard to the brine process, he stated salt is delivered to the site and dumped onto the pavement and spread out 6-8 feet. He stated the brining of the salt occurs via a spray nozzle from a truck. Once the brining process is completed the salt is placed inside the shed; noting the process to brine the salt typically takes one hour.

Mike Hodder asked what the material is composed of.

Jim Rines replied magnesium chloride – 50-60% and distillers – 40-50%. He stated there is no flammability or flash point, is chemically stable, no hazardous or decomposition products with low toxicity.

Mike Hodder asked if there are retaining barriers on the floor of the shed where the materials are spread and brined.

Jim Rines stated the brining is done on the parking lot in front of the shed and the salt material is sprayed. He stated there is minimal wetness and no berm is proposed. He stated the runoff is directed toward the infiltration basins.

Mike Hodder asked if the operators have received State training for safe use of de-icing materials.

Jim Rines stated he could not speak to such.

Mike Hodder asked if the operator is from Huggins Hospital.

Jim Rines stated one employee from the hospital handles such.

Mike Hodder recommended such be made a condition of approval. He asked if Huggins Hospital has developed BMP's for the use of the material.

Jim Rines stated Huggins Hospital has provided its own O&M manual to keep a log of the de-icing.

Mike Hodder asked if the hospital is aware that NHDES publishes BMP's for the de-icing of materials and are available online.

Jim Rines replied yes and noted he forwarded the link this morning.

Vaune Dugan asked if swales have been considered to ensure there is no runoff from the brine treatment.

Jim Rines stated the hospital would be amenable to enhancing the design of the area.

Vaune Dugan recommended a trench on either side of the area.

Mike Hodder asked Mr. Rines to address snow storage.

Jim Rines stated some of the snow storage for the new areas fall into the traffic islands and by the salt shed area. He stated the snow is also plowed off the pavement and the hospital has tractors to move the snow piles.

Matt Sullivan confirmed the proposed lighting matches the existing light fixtures and is dark sky compliant. He confirmed the wall pack light on the salt shed would be compliant. He noted the applicant provided a construction cost estimate and elevations for the salt shed; noting such would be reviewed by the Town's consulting engineer.

Vaune Dugan asked what the cut off wings look like.

Jim Rines reviewed the plans relative to such.

Donn Pushor, Vice-President of Facilities and Support Services reviewed the plans relative to such in more detail.

Matt Sullivan stated the proposed development is the same character of the existing building (brick veneer). He noted the raze permit has been granted and is not subject to the Board's review.

It was moved by Peter Goodwin and seconded by Mike Hodder to accept the application as complete. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Vice-Chairman Hodder opened the public hearing.

Steve Defossez, 32 Christian Ridge Road, stated he is a practicing physician and greatly values Huggins Hospital. He stated he has owned his house for 16 years and his concern when Huggins Hospital originally expanded was an increase in runoff; noting he has the same concern with this proposal. He stated that David Ford informed him then that the proposed mitigation system would reduce flow onto his lot. He stated he has since lost two pine trees since the original expansion and one maple tree is currently dying. He stated the wetland area was often dry however, now the area is substantially wetter, has standing water, the wetland trees have died or are dying and cattails are now growing in the area. He expressed concern for the water quality of Crescent Lake from the previous development. He stated that now Huggins Hospital is asking for more impervious surface (4,000 SF). He requested consideration for a different alternative than the one proposed.

Richard Maase, 74 Moose Point Road and member of the Wentworth Watershed Association, stated the Huggins Hospital site is an area of concern in Phase I of the Association's Watershed Management Plan. He stated as part of the plan a conductivity survey to identify septic into the lake was conducted; noting the only area that registered with any noticeable differentiation along the shoreline was behind the hospital. He stated Phase II of the plan identified some problems that could be addressed and changes that could be made. He stated that when Dave Ford reviewed the storm water structures he commented "it looks like the crew went to lunch and never came back." He questioned whether that issue needs to be addressed as part of the application and noted the problems have been there awhile and haven't just developed. He asked what incentive there is for the hospital to look at the area and address the issues in the future.

Mike Hodder asked if the Board has received any communications from the public.

Matt Sullivan replied yes and noted the communications are in the case file.

There being no further questions or comments, Vice-Chairman Hodder closed the public hearing.
Jim Rines requested an opportunity to respond to Mr. Defossez and Mr. Maase's comments.

Vice-Chairman Hodder re-opened the public hearing.

Jim Rines stated he recalls Mr. Ford noting at the TRC meeting that the Town added quite a bit of drainage from recent Route 28 improvements and construction at the library and identified it as a problem area that the Town has contributed to.

Matt Sullivan confirmed Mr. Ford's comments; noting the drainage issue is not the sole responsibility from Huggins Hospital.

Jim Rines stated the intensity of storm events has increased dramatically to the extent that the previous model used to calculate flow from storm events for the past 60-70 years has been modified. He stated he doesn't doubt that the wetter conditions is a result of the Town's projects, the hospital's projects and the increase in storm intensity. He stated the hospital is in the community to be a good community member; noting it was expressed in the easement that was recorded ten years ago that they were willing to allow the Town and them to work together relative to drainage improvements for the betterment of the area.

Vaune Dugan stated she is concerned that previous improvements were not put in place properly and now more flow is being added in that area; noting it appears that the install was not done as expected. She asked if the Town has reports on the previous improvements that were done.

Mike Hodder stated he shares Ms. Dugan's concern. He stated there is public comment based upon a site walk showing failed drainage between the lake and the hospital parking lot.

Matt Sullivan stated he does not know if the Town has reports from the Town's consulting engineer at that time relative to the drainage improvements. He stated he would look into such.

Vaune Dugan stated the Town should have the plans that would show what improvements should have been done.

Susan Repplier questioned how the Board could proceed given the concerns regarding runoff from previous development.

Peter Goodwin stated the Town needs to pay attention to water quality and recommended continuance of the application to provide an opportunity to receive information relative to the previous drainage improvements. He questioned whether a percentage of drainage could be calculated that comes from the Town versus what comes from the hospital.

Vaune Dugan stated she wants to ensure that the drainage system that was approved prior was installed as designed and maintained.

Susan Repplier agreed with Ms. Dugan's statement.

Brad Harriman expressed concern regarding the previous drainage work. He agreed with Mr. Rines relative to his comments regarding the increase in the intensity of storm events; noting the

engineering model for such has drastically changed since the last expansion project. He stated there are also increased flows from Route 28 and the library. Regarding the salt shed and brine application, he stated it is not a liquid application rather, only a wetting of the material. He stated there will much less use of salt therefore the overall environmental effect will be less and will be a benefit to Crescent Lake and downstream abutters.

Mike Hodder stated there are concerns for the drainage as originally constructed and seeming to have failed; noting there is anecdotal evidence of failure. He stated there is also concern for handling of brining materials and potential for offsite leakage and impact to the lake.

Matt Sullivan stated he cannot address such this evening and recommended continuance of the application to allow for the Town and the applicant to discuss the level of completion of the previous project and shared responsibility and how to address such.

Mike Hodder requested continuance of the application to a date certain to allow for the inspection and evaluation of previous stormwater management installation, storage and application of the salt shed/brining of material, a plan to keep the brine out of the lake and training of the operator.

Jim Rines stated this is the first he has heard that the drainage may not have been installed correctly; noting that it appeared to have been installed as designed. He noted there was nothing more planned that what currently exists on the discharge lot; noting there was no treatment basin proposed for the discharge lot. He stated it is worthy of review however, questioned how it would be retro-fitted if the system was installed as designed. He questioned how such would be handled with the application currently before the Board. Relative to the brining process, he stated it is a known fact that the operator that does the brining is trained to do such and it is not an excessively wet application.

Mike Hodder stated it is not in the Town's best interest to approve an extension of the parking area with stormwater management infrastructure that will feed into a prior project which there has been public testimony that the system has failed. He stated the salt shed has not been detailed enough in the application to satisfy the Board's mind that there is no infiltration of the material into Crescent Lake. He recommended the application return to the Board showing berms to prevent overflow/outflow from the pad where the brining is to occur and that the operator will be required to have UNH training and NH State certification thereafter.

It was moved by Mike Hodder and seconded by Peter Goodwin to continue the Huggins Hospital Site Plan Review application and public hearing to May 19, 2020 at 7:00 PM on GoToMeeting. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (5-0).

**Wolfeboro Village Townhouses / Robert & Diane Fortin
Site Plan Review; Addition of deck existing condominium unit
Agent: Anthony Blenkinsop, Wolfeboro Village Townhouses Association
Tax Map #231-90-E, Case #2020-14**

Anthony Blenkinsop, President, Wolfeboro Village Townhouses Association, stated the owners of Unit #7, located on Endicott Street, have requested to construct an 8'x22' deck on their freestanding condominium unit. He stated the owners requested approval of such from the condominium association (required pursuant to the bylaws). He stated there is no drainage, lighting, parking, utilities, landscaping or change in access being proposed. He noted crushed gravel would be placed under and around the deck.

Vaune Dugan questioned the percentage increase of impervious surface.

Matt Sullivan stated the impervious limitations is 100% because the property is located in the shorefront exemption zone.

It was moved by Mike Hodder and seconded by Vaune Dugan to accept the application as complete. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

Chairman Barnard opened the public hearing.

There being no questions or comments, Chairman Barnard closed the public hearing.

Matt Sullivan reviewed the following conditions of approval;

1. The following plan, as amended to the date of this approval and plan date subsequent, is adopted by reference as part of this approval;

Plan 1: Amended Condominium Site Plan, Wolfeboro Village Town Houses, 35 Endicott Street, Tax Map 217 Lot 119, Plan prepared by Kevin McEneaney, LLS, McEneaney Survey Associates, PO Box 681, Dover, NH 03820, Dated December 12th, 2019.

2. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
3. The applicant shall be responsible for the payment of all recording fees associated with the application.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Wolfeboro Village Townhouses Association and Robert and Diane Fortin application, Tax Map #217-119-7, subject to the recommended conditions of approval. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

**Eastern Lakes Region Housing Coalition and Lakes Region Community Developers
Boundary Line Adjustment
Agent: Kevin Leonard, Northpoint Engineering, LLC
Tax Map #176-20-1, Case #2020-11**

Kathy Barnard recused herself; noting she is a Board member for Eastern Lakes Region Housing Coalition. She stated Mike Hodder would chair the meeting for this application.

Brad Harriman recused himself; noting he is an abutter to the property.

Vice-Chairman Hodder appointed Paul O'Brien, BOS Alternate Representative, to sit in for Brad Harriman, BOS Representative.

Roll call for Board members sitting on the case: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes.

Mike Hodder asked Mr. Leonard if he is comfortable proceeding with a five member Board.

Kevin Leonard replied yes. He stated the property is owned by Eastern Lakes Region Housing Coalition and the applicant is Lakes Region Developers. He stated Randy Tetreault, Norway Plains Associates, Inc. is the surveyor on record for the 2010 Harriman Hill development and served as the surveyor of record for the work completed for tonight's application. He stated Harriman Hill was a 3-phase affordable housing project done in 2010 and land unit "C" as indicated on the plan was the third phase of the development intended to be single family housing units and duplexes. He stated following a market study it was determined that it would be more favorable to have all the units be single family detached units with one car garages; noting that in order to do such the land in area "C" had to be increased. He stated this portion of the property is wooded and noted a conservation open space area was previously conveyed. He stated the applicant approached the Conservation Commission in February 2020 and received their blessing to encroach on the conservation easement of 1.08 acres. He stated the applicant is requesting a waiver from Section 174-7.D.(3). He further reviewed the site plan.

Mike Hodder confirmed a waterline easement exists and asked if there are any other easement.

Kevin Leonard replied conservation easement.

Peter Goodwin questioned the percentage of change in the conservation land.

Kevin Leonard stated the original common area consisted of 30.64 acres and following the change the common area will be 29.56 acres. He noted such is a 4% change in open space.

Vaune Dugan stated there is a distinction on the plan between conservation area and common area.

Matt Sullivan stated the reason for the distinction/plan differentiation is because the Conservation Subdivision Ordinance under which this was approved defines conservation area and common area differently.

Susan Repplier asked the applicant to clarify why it was deemed necessary that single family homes are preferable as opposed to a combination of single family homes and duplexes.

Mike Hodder asked Ms. Repplier to hold her question until the subdivision application.

Paul O'Brien stated the conservation easement was done for a reason and therefore questioned the public benefit.

Mike Hodder stated it is his opinion that the easement was granted to the Conservation Commission who has a concern for the functioning of the easement and the protection of the Town's interest. He stated the Commission feels, in this case, that granting the encroachment is in the Commission's best interest and therefore is in the Town's interest. He stated ultimately it will be the decision of the Attorney General of NH if this is an appropriate use of the conservation area by signing off on the change in the easement.

Paul O'Brien confirmed that the Conservation Commission is saying that it is in the best interest of the Town to do this.

Mike Hodder noted the applicant is requesting a waiver of the Subdivision Regulations from surveying the entire parcel; noting there is a survey on the east and west side of the property.

It was moved by Peter Goodwin and seconded by Mike Hodder to grant a waiver from Section 174-7.D.(3) of the Subdivision Regulations. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul

O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (5-0).

It was moved by Vaune Dugan and seconded by Mike Hodder to accept the Boundary Line Adjustment application as complete. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (5-0).

Vice-Chairman Hodder opened the public hearing.

There being no questions or comments, Vice-Chairman Hodder closed the public hearing.

Matt Sullivan reviewed the following conditions of approval;

1. The following plans, as amended to the date of this approval and plan date subsequent, are adopted by reference as part of this approval;
Plan 1. Existing Development Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
Plan 2. Existing Features Survey, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
Plan 3. Proposed Land Unit C Adjustment Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
2. The applicant shall submit the mylar plan for recording at the Carroll County Registry of Deeds and be responsible for the payment of all recording fees.
3. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated planset with the applicable professional stamps and signatures.
4. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
5. A note shall be added to the plan indicated waivers granted by the Planning Board.
- ~~6. A reference to the existing recorded waterline easement shall be added to the plan.~~
7. A Conservation Easement Amendment shall be prepared by the applicant and reviewed by Town Counsel at the applicant's/owner's expense.
8. The Conservation Easement Amendment shall be submitted for review by the New Hampshire Attorney General's office with Town concurrence, review, and submitted for Recorded with the Carroll County Registry of Deeds, with a recorded copy provided to the Town.

Matt Sullivan recommended striking condition #6; noting there are now seven conditions of approval.

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Boundary Line Adjustment application, Tax Map #176-20-1, subject to the seven recommended conditions of approval. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (5-0).

**Eastern Lakes Region Housing Coalition and Lakes Region Community Developers
20-Lot Condominium Subdivision
Agent: Kevin Leonard, Northpoint Engineering, LLC
Tax Map #176-20-1, Case #2020-12**

Mike Hodder noted that both Kathy Barnard and Brad Harriman have recused themselves and asked Mr. Leonard if he is comfortable reviewing the application with a reduced Board.

Kevin Leonard stated the applicant is comfortable moving forward.

Vice-Chairman Hodder appointed Paul O'Brien, BOS Alternate Representative, to sit in for Brad Harriman, BOS Representative.

Matt Sullivan noted the following Board members sitting on the application: Vaune Dugan, Peter Goodwin, Paul O'Brien, Mike Hodder and Susan Replier.

Kevin Leonard stated the proposal includes twenty affordable detached units including a common space for utility, roads and conservation area. He reviewed the subdivision plan; noting the single family homes are a cottage style development with front porches. He stated the conservation open space remains protected by a fifty foot buffer and requested a waiver from Section 174-7.D.(3).

Susan Replier asked the applicant to clarify why it was deemed necessary that single family homes are preferable as opposed to a combination of single family homes and duplexes.

Sal Steven-Hubbard, Lakes Region Developers, stated Phases I and II were developed in partnership with Eastern Lakes Region Housing Coalition however, Phase III is being developed directly by Lakes Region Developers. She stated a market study was conducted by Bruce Mayberry; noting the study concluded that garages were necessary because the units would not have full basements. She stated duplexes were considered however, additional space would still be needed; noting single family houses were preferred based on the analysis of the market.

Mike Hodder asked how such affects the affordability of the units.

Sal Steven-Hubbard stated the price point would be higher as a stand-alone unit instead of a duplex. She noted there are affordability restrictions noted in the condominium documents and the homes are targeted to first time home buyers (80-120% of area median income).

Mike Hodder asked if the project as revised and presented fall within the original approval of the project.

Matt Sullivan replied yes and noted the applicant meets the standard of density requirement. He noted there is a level of uncertainty to maintain a level of affordability in perpetuity.

Mike Hodder asked how the Board should handle the discrepancy of affordability.

Matt Sullivan stated the Town's interest is protected through the condominium documents and the approval is based on the Affordable Housing Overlay District. He noted that any deviation from affordability could be a condition enforced by the Town. He questioned the long term affordability component and challenges to such.

Sal Steven-Hubbard stated the biggest issue ensuring long term affordability moving forward is in cases of foreclosure. She stated that typically banks demand that a foreclosure would wipe out any

affordability restrictions. She stated having deed restrictions, condominium documents and the Town's approval would be preservation of the issue.

Vaune Dugan questioned the path and its use that is noted on the existing conditions plan and questioned whether such will be maintained.

Mike Hodder stated Dan Coons, Conservation Commission, expressed the same concern.

Kevin Leonard stated the old woods road runs through land unit "C". He noted there is a trail located on the south part of the property that will be implemented per the conversation with the Conservation Commission.

Mike Hodder referred to the Conservation Commission letter to the NH Attorney General's Office; noting the letter addresses Ms. Dugan's question.

It was moved by Vaune Dugan and seconded by Peter Goodwin to grant a waiver from Section 174-7.D.(3) of the Subdivision Regulations. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Matt Sullivan stated it is customary when approving a subdivision to hold a financial security for infrastructure however, he has recommended the security be held in relation to the site plan application since the road will not become a Town road. He recommended the addition of appurtenant stairs (limiting to 1-3 stairs) to each of the decks to the condominium units that are proposed. He recommended such be included as part of the approval.

Mike Hodder asked if such should be addressed as part of the site plan review application.

Matt Sullivan recommended it be included as part of the subdivision application because the construction of the stairs is included as part of the common area adjustment and should be reflected in the subdivision application and condominium documents.

Kevin Leonard expressed concern that the structures/units are not shown on the proposed plan for the subdivision application. He agreed such should be reflected in the condominium documents.

Matt Sullivan rescinded his previous recommendation/comment and recommended that such be included in the condominium documents. He recommended a condition of approval include that the condominium documents reflect the addition of the stairs. He noted the condominium documents are currently under review by Planning Board counsel.

Vice-Chairman Hodder opened the public hearing.

There being no questions or comments, Vice-Chairman Hodder closed the public hearing.

Matt Sullivan reviewed the following conditions of approval;

1. The following plan, as amended to the date of this approval and plan date subsequent, is adopted by reference as part of this approval;
Plan 1: Existing Development Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
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Plan 2: Existing Features Survey, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.

Plan 3: Proposed Land Unit C Adjustment Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.

Plan 4: Overview Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 5: Site Layout Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

2. The applicant provide documentation that the Association has been created and is in place.
3. The applicant shall revise the Site Layout Plan and Overview Plan to include the stamp and signature of a Licensed Land Surveyor.
4. The applicant shall submit a recorded copy of all condominium documents to the Town.
5. This approval shall be conditional upon a favorable review of all condominium documents and other necessary legal documentation by Town counsel, at the expense of the applicant.
6. A note shall be added to the plan indicated waivers granted by the Planning Board.
7. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
8. ~~A reference to the existing recorded waterline easement shall be added to the plan.~~
**** Matt Sullivan recommended striking condition #8 because such was addressed as part of the boundary line adjustment application and the condition has already been completed.**
9. The applicant shall submit a mylar plan for recording at the Carroll County Registry of Deeds.
10. The applicant shall be responsible for the payment of all recording fees.
11. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans including original stamps and signatures from an L.L.S and C.W.S.

Matt Sullivan recommended an additional condition of approval as follows;

The condominium documents shall be amended to reflect the ability of unit owners to construct one appurtenant set of stairs for access or egress to the proposed deck that is shown on the approved site plan. A note shall be added to the plan to reflect the construction of the stairs.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Subdivision application, Tax Map #176-20-1, subject to the eleven recommended conditions of approval. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

**Eastern Lakes Region Housing Coalition and Lakes Region Community Developers
Site Plan Review
Agent: Kevin Leonard, Northpoint Engineering, LLC
Tax Map #176-20-1, Case #2020-13**

Mike Hodder noted that both Kathy Barnard and Brad Harriman have recused themselves and asked Mr. Leonard if he is comfortable reviewing the application with a reduced Board.

Kevin Leonard replied yes.

Vice-Chairman Hodder appointed Paul O'Brien, BOS Alternate Representative, to sit in for Brad Harriman, BOS Representative.

Roll call for Board members sitting on the case: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes.

Kevin Leonard reviewed the site plan and his letter, dated March 17, 2020.

Vaune Dugan questioned phasing and build out.

Kevin Leonard stated the applicant has received funding for the infrastructure and roadway with the goal of building the roadway loop and associated infrastructure summer 2020.

Sal Steven-Hubbard, Lakes Region Community Developers, stated the intent is to build the first two units in spring 2021 and then presell the units and build them as they are sold.

Vaune Dugan asked if a lot could be chosen by the buyer.

Sal Steven-Hubbard stated such has not yet been determined.

Matt Sullivan stated the water, sewer and drainage systems have been reviewed by the Town's Public Works Director and is subject to a NHDES Alteration of Terrain permit. He stated he has recommended a condition of approval to include that the applicant work with the Town and NHDES to determine the best solution with regard to the proposed basin system due to the depth of ledge. He stated the applicant may have to return to the Board for further review if there is a substantial change with such. He stated the road as it is proposed does not meet the Town's road regulations and noted a formal waiver is not required. He recommended that a note be added to the plan that the road at no point in the future would be taken by the Town of Wolfeboro; noting such would avoid a petition by the land owners to the Town to take a substandard road when it is not appropriate.

Mike Hodder asked if the condition relative to the road would also include the water and sewer systems.

Matt Sullivan replied yes. He stated that in the event the property owner and contiguous property owner chose to upgrade the systems to Town specifications they would then have the right to petition the Town at that time via the Betterment Assessment process.

Paul O'Brien asked if the Fire Department is comfortable with such.

Matt Sullivan replied yes. He stated the Fire Department expressed a concern regarding the fire hydrant location however, such has since been corrected. He stated the Fire Department did not

object to the width of the road because it is a loop road. He noted the curves to the road/access drive are abrupt at some points; noting such is one of the factors that make the road substandard.

Paul O'Brien asked how the snow would be kept off the road.

Kevin Leonard stated the width of the road is 22' and noted such meets the Town's standard. He stated the only element of the design that doesn't meet Town standard is the roadway turns at the top of the development. He stated the road is coming off of an existing parking lot to access the Phase III of the property. He stated the Town standards could be met if stop signs were located at the intersections however, such doesn't seem necessary for the type of development being proposed.

Mike Hodder referenced the TRC report; noting there were no issues relative to such raised by the Fire and Public Works Departments.

Vaune Dugan asked if the Town has a one-way road standard.

Matt Sullivan replied no however, the Town does have a one-way access standard for an access drive; noting that such has to be internal to the development.

Mike Hodder stated the applicant has requested a waiver from Section 173:15.E.4.(m) of the Site Plan Review Regulations.

It was moved by Vaune Dugan and seconded by Mike Hodder to grant a waiver from Section 173:15.E.4.(m). Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

It was moved by Mike Hodder and seconded by Peter Goodwin to accept the application as complete. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Vice-Chairman Hodder opened the public hearing.

There being no questions or comments, Vice-Chairman Hodder closed the public hearing.

Matt Sullivan reviewed the following conditions of approval;

1. The following plans, as amended to the date of this approval and plan date subsequent, are adopted by reference as part of this approval;
Plan 1.Existing Development Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
Plan 2.Existing Features Survey, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
Plan 3.Proposed Land Unit C Adjustment Plan, Harriman Hill Condominium; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Norway Plains Associates, Inc., dated March 2020, revised 05/01/2020.
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Plan 4. Overview Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 5. Site Layout Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 6. Grading and Drainage Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020

Plan 7. Proposed Road Profile, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020

Plan 8. Utility Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 9. Landscape Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020

Plan 10. Lighting Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 11. Erosion Control Plan, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 12. Construction Details Sheet 1, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 13. Construction Details Sheet 2, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 14. Construction Details Sheet 3, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 15. Construction Details Sheet 4, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community

Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020

Plan 16.Construction Details Sheet 5, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

Plan 17.Construction Details Sheet 6, Harriman Hill Homes – Phase III; Owner: Eastern Lakes Region Housing Coalition, Inc. / Harriman Hill Affordable Housing Limited; Applicant: Lakes Region Community Developers; Project Location: Pine Hill Road (Route 109) and Beck Drive, Wolfeboro, NH, 03894; Tax Map and Lots: 176-020-001, prepared by Northpoint Engineering, LLC., dated 03/10/2017, revised 05/01/2020.

2. The applicant shall be responsible for the payment of all recording fees to the Carroll County Registry of Deeds, prior to signing of the plans.
 3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
 4. All final plans to be stamped by a Licensed Land Surveyor, Landscape Architect, Wetlands Scientist, and Professional Engineer, as applicable.
 5. The application is subject to the following State and Local permits, and all conditions attached thereto:
 - b) NHDES AOT Permit
 - c) NHDES Sewer Discharge Permit
 - d) Others as applicable
 6. The applicant shall be responsible for the preparation of a revised water easement in favor of the Town of Wolfeboro and recording of said easement, at the cost of the applicant.
 7. The Utility Plan shall be revised to indicate "Town of Wolfeboro" sewer connection.
 8. The Town of Wolfeboro shall NOT accept the proposed access drive at any time and a note shall be added to the Site Layout Plan indicating such.
 9. ~~A reference to the existing recorded waterline easement shall be added to the plan.~~
**** Matt Sullivan recommended striking condition #8 because such was addressed as part of the boundary line adjustment application and the condition has already been completed.**
 10. Road names and E911 addresses shall be assigned at the time of building permit applications.
 11. ~~The applicant shall add a note to the plan confirming the 15MPH speed limit as well as adding speed limit sign(s) as necessary.~~
**** Matt Sullivan confirmed with Mr. Leonard that the plan has been revised to reflect such.**
 12. Note #11 on the Site Layout Plan shall be amended to indicate a private water system.
 13. As-built site plans for all roadway and utility work must be submitted to the Department of Public Works prior to the release of the applicant's financial security.
 14. No construction or site work for the site plan shall be undertaken prior to a pre-construction meeting with the Town's consulting engineer, receipt of copies of NHDES sewer connection permits and AOT permits, and the financial security is in place with the Town.
 15. Installation of erosion control measures and inspection by the Town's consulting engineer prior to any construction activities.
 16. The Drainage plan and drainage details shall be amended accordingly to reflect any modifications required by NHDES through the Alteration of Terrain permitting process.
 17. The applicant shall enter into a Construction Observation Agreement with the Town's consulting engineer for site work. The cost shall be borne by the applicant.
 18. The applicant shall be responsible for the payment of financial security, the amount of which to be reviewed by the Town's consulting engineer at the cost of the applicant OR applicant may enter a
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Development Agreement with the Planning Board in lieu of a site security, provided that the Board and its counsel reviews (at the cost of the applicant) and approves said agreement.

19. A note shall be added to the plan that indicates that the unit owners may construct a set of appurtenant stairs to each unit. Those appurtenant stairs shall be no more three (3) steps unless otherwise required by the Town of Wolfeboro Building Official.
20. All details provided within the plansets shall be reviewed by the appropriate Town Departments prior to any construction taking place.

Mike Hodder asked Mr. Sullivan to review the ramifications to the condition associated with the financial security.

Matt Sullivan stated typically a project of this scope would require a financial security however, the Board has accepted an alternative to such; entering into an agreement in which final approval is not granted until such time the improvements are completed to the satisfaction of the Town.

Vaune Dugan stated a significant number of trees and shrubs are proposed. She asked how the plantings of such would be addressed if it takes twenty years to build out.

Matt Sullivan recommended a phased development agreement or phased return of security to address such.

Mike Hodder expressed concern for the Board's liability and additional burden of work.

Matt Sullivan stated if an agreement is agreed upon it would have to come before the Board; noting such would be a ten minute agenda item.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Site Plan Review application, Tax Map #176-20-1, subject to the eighteen recommended conditions of approval. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Referencing the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Subdivision application, Matt Sullivan stated the Board failed to accept the application as complete. He asked the Board to revisit such and reaffirm the approval of the subdivision application.

Mike Hodder re-opened the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Subdivision application, Case #2020-12.

It was moved by Vaune Dugan and seconded by Peter Goodwin to accept the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Subdivision application as complete. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Vice-Chairman Hodder opened the public hearing.

There being no questions or comments, Vice-Chairman closed the public hearing.

It was moved by Peter Goodwin and seconded by Mike Hodder to approve the Eastern Lakes Region Housing Coalition and Lakes Region Community Developers Subdivision application, Tax Map #176-20-1, subject to the eleven recommended conditions of approval. Roll call vote: Vaune Dugan – yes, Peter Goodwin – yes, Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier – yes. All members voted in favor. The motion passed (5-0).

Adam & Jacquelyn Loren and Southern Spectrum, LLC
6-Lot Conservation Subdivision
Agent: Michael Garrepy, Garrepy Planning Consultants
Tax Map #266-4-1, Case #2020-16

Mike Garrepy stated the undeveloped 51-acre parcel (Tax Map 266-4-1) is located off Springfield Point Road and noted Adam & Jacquelyn Loren have entered into a Purchase & Sales Agreement (buyers) with the current property owner. He stated the parcel is located in the General Residential and Shorefront Residential Districts and has frontage on Lake Winnepesaukee and Springfield Point Road. He stated the proposal includes a subdivision of the lot into five building lots and one open space lot (41 acres); noting the latter represents 80% open space. He stated such is subject to a 100' perimeter buffer to be maintained as limited open space. He stated Tax Map 266-4-2 and 266-4-3 will be accessed via a shared driveway and 266-4-4, 266-4-5 and 266-4-6 will be accessed via an existing woods trail. He reviewed the plans and noted the parcels would be protected in perpetuity with a conservation easement deed with no future subdivision of the land. He requested the following waivers; Section 174-7.B.(4)(g) - Boundary, 174-7.D.(4) - Topography and 174-D.(6) - Soils.

Matt Sullivan stated the applicant has provided the form calculations.

It was moved by Kathy Barnard and seconded by Mike Hodder to grant a waiver from Sections 174-7.B.(4)(g) - Boundary, 174-7.D.(4) - Topography and 174-D.(6) - Soils. Roll call vote: Kathy Barnard - yes, Vaune Dugan - yes, Peter Goodwin - yes, Paul O'Brien - yes, Mike Hodder - yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

It was moved by Mike Hodder and seconded by Vaune Dugan to accept the application as complete. Roll call vote: Kathy Barnard - yes, Vaune Dugan - yes, Peter Goodwin - yes, Paul O'Brien - yes, Mike Hodder - yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

Chairman Barnard opened the public hearing.

Kathy Barnard stated the Board received a letter from a neighborhood resident who spoke to other neighbors; noting they support the proposal.

Referencing the shared driveways, Vaune Dugan asked if there is anything that would preclude an individual to install their own driveway.

Mike Garrepy stated the ordinance requires access to the lots be off of a shared access way.

Matt Sullivan stated he has recommended access easements as a condition of approval.

There being no further questions or comments, Chairman Barnard closed the public hearing.

Matt Sullivan reviewed the following conditions of approval;

1. The following plans, as amended to the date of this approval and plan date subsequent, are adopted by reference as part of this approval;
Plan 1: Cover Sheet - 5 Lot Subdivision Plan - Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.
Plan 2: Existing Conditions Plan - 5 Lot Subdivision Plan - Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.
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Plan 3: Open Space Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 4: Notes and Lot Calculations Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 5: Overall Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 6: Overall Subdivision Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 7: Proposed Conditions Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 8: Proposed Conditions Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 9: Proposed Conditions Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

Plan 10: Proposed Conditions Plan - 5 Lot Subdivision Plan – Prepared for Adam and Jacquelyn Loren, Springfield Point Road, Wolfeboro, New Hampshire, Tax Maps 266-004-001, Prepared by Scott Frankiewicz, L.L.S., NH Land Consultants, 683C First NH Turnpike, Northwood, NH, 03261, Dated April 14th, 2020.

2. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.
3. The applicant shall be responsible for the payment of all recording fees.
4. The applicant shall provide a copy of the NHDES Subdivision Approval.
5. Proposed access easements for shared driveway access shall be prepared, favorably reviewed by Town counsel at the cost of the applicant, and recorded at the Carroll County Registry of Deeds (if applicable). All necessary easement plans shall be prepared and recorded, if applicable.
6. All land conservation easement and deed language shall be favorably review by Town Counsel to ensure that all environmentally sensitive areas are dedicated as conservation open space and that proposed lot 266-004-001 is permanently protected as open space.
7. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
8. If granted, the applicant shall add a note to the final recorded plan indicated the approved subdivision regulation waivers.
9. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans including original stamps and signatures from an L.L.S and C.W.S.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Adam and Jacquelyn Loren and Southern Spectrum, LLC Conservation Subdivision application subject to the recommended conditions of approval. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes,

Paul O'Brien – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

Lakes Region Model Railroad Museum
Site Plan Review; Redevelopment of Parcel
Agent: Scott Lawler, Norway Plains Associates, Inc.
Tax Map #217-46, Case #2020-15

Kathy Barnard stated the application is not complete and therefore recommended continuance to 6/2/20.

It was moved by Kathy Barnard and seconded by Mike Hodder to continue the Lakes Region Model Railroad Museum Site Plan Review application, Tax Map #217-46, to June 2, 2020. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

II. Public Comment

Matt Sullivan stated there is no public present online nor has he received public comment via email.

III. Other Business

None.

IV. Approval of Minutes

April 21, 2020

Corrections: Page 4, 5th paragraph, 8th line; change “stated” to “questioned”

It was moved by Kathy Barnard and seconded by Vaune Dugan to approve the April 21, 2020 Wolfeboro Planning Board minutes as submitted. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

It was moved by Vaune Dugan and seconded by Mike Hodder to adjourn the April 21, 2020 Wolfeboro Planning Board meeting. Roll call vote: Kathy Barnard – yes, Vaune Dugan – yes, Peter Goodwin – yes, Brad Harriman – yes, Mike Hodder – yes, Susan Repplier - yes. All members voted in favor. The motion passed (6-0).

There being no further business, the meeting adjourned at 10:36 PM.

Respectfully Submitted,
Lee Ann Hendrickson
Lee Ann Hendrickson

****Please note these minutes are subject to amendments and approval at a later date. ****



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

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OSSIPEE, NH 03864-0440

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WOLFEBORO
PLANNING DEPT.

March 9, 2020

Via Hand Delivery

Matthew Sullivan, Director of Planning and Development
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894-0629

Re: The Abbie W. Brown Trust 2012 Special Use Permit Application
10 Burroughs Lane
Tax Map 150 Lot 33

Dear Matt:

Please accept this letter, the accompanying documents and plan as a completed application for a Special Use Permit to permit the lot owner the ability to redevelop their existing property within 30 feet of a poorly drained wetland boundary. The proposed re-development involves the razing of the existing non-conforming single-family home, garage and patio and replacing it with a more conforming home, garage and porch. Both the removal of the existing features and their replacements result in construction that falls within the wetland setback outlined in Article II, Section 175-7 that trigger the need for this Special Use Permit, among other permits. This application is made in accordance with Article II, Section 175-10, B, lot redevelopment, of the current Wolfeboro Zoning Ordinance

The existing non-conforming home is a three-bedroom home which violates the side yard setback, waterfront setback and the wetlands setback. It is tied to a state approved sewage disposal system and the water supply is an on-site well.

The proposed home will be a four-bedroom home. It will comply with the side yard and waterfront setback, but it will still violate the wetland structure and no-touch buffer setbacks, albeit less than the existing condition.

This lot was developed well before the adoption of the town's Wetlands Conservation Overlay District, the NHDES Shoreland Water Quality Protection Act and possibly even Wolfeboro's Zoning Ordinance. Although the lot is 1.2 acres in size, the combination of the dog-leg shape of the lot, the location of the wetland and the curve in the shoreline creates a condition where the majority of the compliant building envelope lies behind the abutting lot. Therefore, building further back would eliminate waterfront views and compete with the placement of a new sewage disposal system. Because it is a waterfront lot, the owner obviously wishes to redevelop the existing developed portion of the lot so that they may preserve the existing undeveloped portion

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of the lot to the greatest extent possible and to continue to enjoy the waterfront as they do presently and for which they pay their fair share of taxes for that enjoyment.

In this re-development scenario, we are impacting no wetlands at all. We are eliminated two zoning violations and *reducing* the encroachments into the wetland setback and no-touch buffer. However, since we are proposing disturbance within the structure setback and no-touch buffer to remove the existing structure and patios and replacing them with new structures, we need a Special Use Permit. Additionally, this re-development will incorporate stormwater mitigation where none presently exists.

| | <u>Existing Encroachment</u> | | <u>Proposed Encroachment</u> | |
|------------|------------------------------|---------------------|------------------------------|---------------------|
| | No Touch Buffer | Structure Setback | No Touch Buffer | Structure Setback |
| Structures | 124 SF | 283 SF 14.5 feet | 119 SF | 391 SF 18.2 feet |
| Patio | 111 SF | 170 SF 14.5 feet | 0 SF | 0 SF N/A |

The net result is a decrease of 116 square feet impervious surface within the wetland no-touch buffer $\{(124 \text{ sf} + 111 \text{ SF}) - 119 \text{ SF}\}$; a decrease of 62 square feet of impervious surface within the structure setback $\{(283+170) - 391\}$; and an increase of 3.7 feet in setback to the wetlands from 14.5 feet at the closest point to the wetland to 18.2 feet at the closest point. The percentage of impervious coverage in the area within 250 feet of the shoreline decreases slightly, from 12.9% to 10.8%, and remains well below the 30% allowed by zoning and the 20% allowed without stormwater mitigation in the SWQPA and town zoning. Despite this fact, we are still proposing stormwater mitigation where none presently exists. We have allowed for temporary impacts within the wetland buffer to allow for the removal of the existing structure and construction of the new structure of 622 SF. This area will be restored once construction is complete.

Consistent with Article II, Section 175-10.B, this proposal is for lot redevelopment within the wetland's setback and wetlands buffer when no alternative location on the parcel exists which has less detrimental impact on a wetland. Less detrimental impact on the wetlands shall include at least one of the following:

- (1) Development that is down gradient from the jurisdictional wetlands.
- (2) Development and/or redevelopment within a previously disturbed area and where the previously disturbed area provides no protection to the wetlands.



Matthew Sullivan
Director of Planning and Development
March 9, 2020
Page 3 of 3

In this instance, it is our opinion that we comply with Article II, Section 175-10.B.(2). We are proposing redevelopment within a previously disturbed area that provides no protection of the wetlands. The redevelopment of this lot which will result in an increase in wetland setbacks for impervious surfaces, the reduction of impervious area within the wetland buffer and the installation of stormwater mitigation where none exists today, satisfies the requirements of Article II, Section 175-B. Therefore, we believe this proposal satisfies the criteria to be granted a Special Use Permit for this proposal.

Summary:

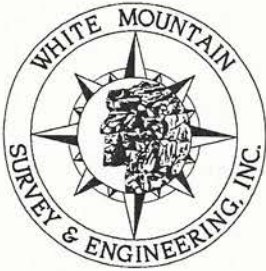
We have taken great care to redevelop this property that results in a reduction in area encroachment and an increase in wetland setbacks. We have employed Best Management Practices including appropriate erosion and sediment control measures and stormwater mitigation improving the run-off conditions as a result of this re-development.

As a result of these efforts, we and the landowners are confident that this submittal meets the requirements outlined above and therefore should be granted a Special Use Permit.

Once you have had the opportunity to review this submittal, if you find that you have any questions, please feel free to contact me directly at 539-4118, extension 315, or David Aiton, extension 305, in my absence. In thanking you for your attention to this matter, I remain

Sincerely,
White Mountain Survey & Engineering, Inc.

James F. Rines, P.E., L.L.S., C.P.E.S.C.
President



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March 17, 2020

Via Hand Delivery

Matthew Sullivan, Director of Planning
Town of Wolfeboro
PO Box 629
Wolfeboro, NH 03894-0629

Re: Huggins Hospital Primary Care Renovation – Site Plan Application
240 South Main Street– Wolfeboro, New Hampshire
Tax Map 231, Lot 90

Dear Matt:

Enclosed please find what we believe to be a completed application package for a Site Plan Review to allow Huggins Hospital to undertake renovations to their main campus site that include the removal of two wings of the existing structure from the 1970's addition and replacing this area with additional parking spaces. This application also adds a port cochere for what will become the new entrance to the medical art center. This application also proposes to add a salt shed to house the salt used on the parking lot that is presently existing at Sugar Hill Retirement Community for the treatment of the hospital parking lot.

The parcel in question is 17.55 acres in size. It has road frontage on South Main Street, Christian Ridge Road and Crescent Lake Avenue. The property's underlying zone is the Village Residential District overlain by the Residence/Office/Institutional Overlay District.

Access

The removal of portions of the existing structure and addition of parking will not alter the access to the hospital proper. The salt shed is proposed to have access off Crescent Lake Avenue. The proposed location has adequate site distance. Deliveries are anticipated to occur only four to six times per year. To minimize earth disturbance in this area, the design is such that the delivery truck will back into the site to dump the load and then drive out of the site.

Circulation and Parking

The portion of the campus where portions of the building are being removed and the new parking spaces added have parking spaces and travel lanes that comply with the Wolfeboro regulations.

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The result of this project will be the net addition of 42 parking spaces, one of which will be handicap.

At the salt storage shed area, the driveway has been designed to allow for the deliveries of the salt as described above, brining of the salt before pushing the salt into the shed and maneuvering of the salt trucks that will be loaded with an on-site tractor when the need for salt occurs. The paved area is 30 feet in width for these purposes.

Landscaping

We have proposed landscaping in the area of the proposed parking and building removal. Each parking space proposed will have at least one tree within 30 feet and the existing and proposed vegetation complies with the one tree for every eight spaces. The proposal adds seven new trees and the relocation of one existing tree near the proposed porte cochere. The Streetscape, buffering and screening provisions remain unchanged from the present condition as no removal of existing vegetation is proposed.

On the salt shed area, there is no plan for parking beyond the existing 30-foot-wide access since there is no manned use in here. When deliveries are made, a single passenger vehicle may be parked on the side of the paved area (if the maintenance personnel taking the delivery doesn't walk to this area of the site from other on-site locations). Since the existing site is vegetated in this area, the remaining vegetation will provide the landscaping and streetscape, buffering and screening.

Drainage

We have provided drainage computations and Stormwater Management Narrative since we are disturbing more than 10,000 square feet of area. Refer to these documents for the detailed discussion on treatment, infiltration and runoff comparisons. In summary, based upon the small detention/infiltration basins and proposed improvements, despite increasing the area of impervious by roughly 7% in the impacted area, the stormwater runoff remains the same or slightly reduced for the Q1, 2, 10, 25 and 100 year storm events.

Similarly, in the salt shed area we have also provided the drainage computations and Stormwater Management Narrative because this area also disturbs more than 10,000 square feet. Summary in this area, rate of runoff is less in the Q1, 2, and 10-year storm events. There is a fractional increase of approximately 0.2 CFS in the 25- and 100-year events, but we believe this is mitigated by the fact that in all storm events, there is a volume reduction in all five storm events.



Matthew Sullivan, Director of Planning and Devel.
Huggins Hospital Primary Care Renovation Site Plan Application
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Erosion Control

We have depicted the erosion control measures on Sheets 2 and 3 of the plans submitted.

Utilities

There is no planned change in the sewer, water or electric in the renovation portion of this application. The salt shed will not require any sewer or water, but it will require electricity which will be worked out with the WMED at the time of construction. It is anticipated that it will be provided from the pole in front of this area.

Lighting

The proposed lighting will be adding four fixtures as show on sheet 2 that will be identical to the existing fixtures on the campus. The salt shed will have a wall mounted light on the shed itself.

Waste Disposal

There will be no change is the waste disposal as a result of this application.

Signage

There is no proposed change in signage at this time. When or if a change is desired, it will be addressed at that time.

I believe you will find this application straight-forward, but if you have questions, please feel free to contact me directly at 539-4118, extension 315.

Sincerely,
White Mountain Survey & Engineering, Inc.

James F. Rines, P.E., L.L.S., C.P.E.S.C.
President

March 17, 2020

Project Narrative

**Harriman Hill Homes – Phase III – Site Plan Application
Beck Drive (Tax Map 176 Lot 20-1)
Wolfeboro, New Hampshire
NPE Proj. No. 19012**

Executive Summary

The purpose of this application is to construct a new 20-unit affordable condominium development with single-family detached units on the subject parcel of land. The development is a modified design of the original Harriman Hill Phase III layout approved with the earlier phases of the development that have been built out. The new proposal allows all units to be free standing single units with one car garages.

Property

The subject property is the Harriman Hill Condominium, also known as Tax Map 176 Lot 20-1. The parent property has frontage on both Pine Hill Road and Beck Drive. The property is zoned VR – Village Residential District. The original Harriman Hill Development consisted of several Land Units: A, B1, B2, and C. Land Units A, B1, & B2 have been built out with affordable apartment buildings. Land Unit C in the northwest corner of the property was previously approved to have 20 affordable homes with a mixture of single and duplex units. The northwest corner of the property remains wooded and has water, sewer, and underground utility stubs installed in anticipation of Phase III.

An existing wetland drainage runs north to south to the east of Land Unit C and behind the apartment buildings on Land Unit B2.

In 2010 Eastern Lakes Region Housing Coalition, Inc (ELRHC) placed a portion of the condominium open space into conservation land granted to the Town of Wolfeboro Conservation Commission. In order to support the current layout of the development, Land Unit C needs to be reshaped and enlarged into the existing Conservation Easement. Land Unit C is currently 2.15 acres and the proposed Land Unit C is 3.82 acres. A portion of the proposed Land Unit C expansion is proposed within the Harriman Hill Condominium common area which is not encumbered by the conservation easement.

On February 10th, 2020, ELRHC obtained support from the Town of Wolfeboro Conservation Commission to reduce the conservation easement in support of the proposed Land Unit C

expansion. A copy of the Conservation Commission's letter supporting the proposed modification of the conservation easement has been included with the application materials.

With the Conservation Commission's support the applicant plans to navigate the necessary legal steps to adjust the conservation easement to the proposed limits of the new Land Unit C as proposed in the Subdivision Application submitted to the Town for that purpose. The applicant recognizes that they will need to involve the NH Attorney General's office in this endeavor and are making the necessary step to facilitate this.

Scope of Project

The proposed development area for this project will occur on the enlarged Land Unit C area described above with a private access drive constructed in the shape of a mirrored "P". The development will be accessed from the drive aisle between the existing Land Unit A and B2 apartment buildings.

The development will consist of 20 affordable detached single-family units with one car attached garages. The units will be 2 to 3-bedroom one-story structures each with a front porch and individual driveways. The applicant is envisioning a "cottage development" with units relatively close to the road and to each other. Each unit will have a limited common area around the building. The site plan approval is seeking permission for future decks in the rear of each unit but are not intended to be part of the original construction unless the buyer wants to pay for an upgrade.

Associated site improvements include new private access loop, paved drives to the garages, landscaping, lighting, utility connections to each unit, and drainage improvements.

Access

As mentioned, the access to the site will be from the existing drive aisle between Land Unit A and B2, which travels through a parking lot setting. The original Phase III design proposed a loop road that circled back to the drive aisle near the existing detention basin on the west side of the development area. The new design proposes an internal loop with only a single access point into the condominium development.

The proposed access driveway is 22-feet wide with bituminous cape cod berm along sections where homes are proposed. Frontage without units will be an open section with 3' gravel shoulders and ditch line as needed. The close proximity of homes and desired "cottage setting" lends itself to the type of traffic speeds found in a parking lot setting. The proposed access road will be private and will be owned and maintained by the Condominium associate in perpetuity.

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Utilities - Water, Sewer, Electric, Communication, Propane

The specific project area will be serviced by municipal water, sewer and electric. Cable, telephone, etc., are per the local utility. The sewer system will be a Septic Tank Effluent Pump (STEP) system with a common 2" forcemain that will connect to the existing connection to the municipal sewer main on Pine Hill Road. Each unit will be provided with a septic tank and effluent pump to handle sewer and a municipal water service. Individual underground propane tanks will be installed onsite to serve each unit.

Solid Waste

Owners of the proposed homes will each be responsible for their own trash disposal. Each unit has a garage which will allow trash receptacles to be stored indoors. In the future the Homeowners Association could decide to source curbside pickup for the development by hiring a third-party contractor to provide this service. No dumpsters will be provided.

Stormwater Drainage and Treatment

The original Nobis Design Plans prepared in 2009 for the entire development included stormwater management infrastructure to accommodate all three phases of development. The majority of the stormwater infrastructure improvements for the full build-out have already been constructed in the first two phases. Two separate "wet detention basins" were designed and have been constructed during the initial phases of development. These two basins collect the majority of stormwater runoff from the developed portions of the site as well as a significant portion of the Phase III land area.

The original design anticipated a large portion of Phase III to drain to the wet detention basin (Detention Pond #1) and a smaller portion, along the easterly side of the development to sheet flow to the wetland complex running north to south. With the revised layout and expansion of the Land Unit C development area, the new design has a longer proposed roadway, more impervious surface, and more disturbed area. To mitigate the additional stormwater management impacts, SWMB #1 is proposed within the internal loop of the development to provide additional stormwater attenuation. This new basin will meter discharge through an outlet control structure back to Detention Pond #1 west of Phase I already constructed.

We have submitted the Stormwater Management design to NHDES Alteration of Terrain and the permit is pending.

Erosion and Sedimentation Control

Temporary Best Management Practices (BMP's) will be implemented during construction in order to control erosion and sediment discharges from the site. Permanent BMP's will include loaming and seeding all disturbed areas and provide additional stabilization methods where warranted.

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Landscaping & Lighting

Proposed landscaping and lighting will comply with the local municipal standards.

Wetlands Conservation Overlay District

The development area is located directly adjacent to a wetland drainage that has been classified as poorly drained (pd) soils. The Wetlands Conservation Overlay District contains requirements for buffers and setbacks from the wetland as follows:

| | |
|---------------------------------------|----------------------------|
| No-Touch Buffer: | 25' from vpd and pd |
| Building Setback: | 75' from vpd; 30' from pd |
| Parking Lots & Streets/Roads Setback: | 100' from vpd; 50' from pd |

In addition to the current dimensional restrictions in the zoning ordinance the conservation easement established a 50-foot Conservation Open Space from the original wetland delineation.

In the interest of honoring the previously defined 50-foot buffer to the wetland, we have designed the development to not encroach on the Conservation Open Space previously defined by the conservation easement. This is more restrictive than current zoning requirements.

Design & Permitting Team

The design and permitting team is comprised of:

Engineer

Kevin M Leonard, PE,
Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301

Surveyor

Randolph R. Tetreault, LLS
Norway Plains Associates, Inc.
31 Mooney Street
Alton, NH 03809

Wetland Scientist*

Randall J. Shuey, CWS/CSS
Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301

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*Note only the westerly edge of the wetland complex east of Land Unit C was delineated by Mr. Shuey last Fall. The other wetlands depicted are from the original Site Plan. We are seeking a waiver to not have to delineate all of the wetlands on the parent property. Given the proximity of the proposed development we feel this waiver is reasonable.