

TOWN OF WOLFEBORO
PLANNING BOARD
March 1, 2016
MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Vaune Dugan, Paul O'Brien, Members, Chuck Storm, Alternate.

Member Absent: Dave Alessandroni, Alternate.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Secretary.

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Public Library.

I. Scheduled Appointments

Joshua A. Siegel 2003 Revocable Trust
Special Use Permit
Agent: Nicol Roseberry, Ames Associates
TM #244-19
Case #201603

Vaune Dugan recused herself.

Chairman Barnard appointed Chuck Storm, Alternate, to sit in for Vaune Dugan, Member.

Rob Houseman reviewed the Planner Review for March 1, 2016 stating the application addresses the impacts created by the proposed razing of an existing garage and the relocation of the driveway. He reviewed the existing and proposed conditions and stated the proposed new workshop encroaches into the wetland setback and buffer. He stated the Health Officer and Code Enforcement Officer have reviewed the proposal and have no objection to the proposed application. He stated the Conservation Commission provided comments regarding the lack of stormwater management. He stated the alternative location criteria was discussed at the TRC meeting; noting there is an alternative location however, that location is on the other side of the driveway in a wooded undisturbed area. He stated the proposal is in a currently disturbed area.

Nicol Roseberry, Ames Associates, referenced 175-5 A through G and 175-10 B. She reviewed her letter, dated 1/28/16, see attached. She stated 5 SF of the new footprint is attributed to the eave; noting there is no additional ground disturbance. She stated the alternative location would require significant disturbance.

Kathy Barnard questioned whether the structure could be moved or modified smaller or move the driveway.

Nicol Roseberry stated if the driveway was moved to the east, it would cut into the slope and disturb the area.

Kathy Barnard stated that since it is a new structure it could be modified, be more compliant with no intrusion. She questioned whether the driveway could be moved closer to the tree line or be constructed narrower.

Nicol Roseberry stated that the slope and vegetation would still be affected by Ms. Barnard's suggestions.

Vaune Dugan stated the current driveway and apron is located to the south and both could be replaced in its existing location however, the applicant chose to move it further from the lake.

Stacie Jo Pope asked why the driveway couldn't be moved a few more feet or the size of the structure be reduced in order to accommodate the ordinance. She asked why a reasonable reduction of the workshop couldn't be done.

Vaune Dugan stated the workshop may become a garage however, regardless of such it's a structure and the owner is allowed two structures. She stated the structure was pushed further upland to reduce impacts; noting she does not want to further impact the site. She stated the driveway relocation was proposed because runoff is currently draining down the driveway and into the lake.

Mike Hodder stated there doesn't appear that there is any ground that hasn't been disturbed. He stated it seems that the applicant has made a good effort to site the workshop in the least impacted area. He stated that to strictly comply with the ordinance would further disturb the site. He noted the Board has ran into issues with the ordinance in the past; noting the strict nature of the ordinance needs to be relaxed and requested such be applied to the ordinance.

John Thurston questioned the direction and outcome of the runoff from the road.

Vaune Dugan stated that now, the runoff drains into the lake however, the proposal includes flattening the driveway and significant drainage material constructed around the structure.

It was moved by Mike Hodder and seconded by John Thurston to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended to the date of approval, is hereby incorporated into this approval:
Plan 1: Wolfeboro Special Use Permit Application Proposed Conditions Land of Joshua A. Siegel 2003 Revocable Trust, Tax Map 244, Lot 19, 17 Stephenson Lane, Wolfeboro, Carroll County, New Hampshire, Prepared by Nicol Roseberry, NH CWS, Ames Associates, 164 NH Route 25, Meredith, NH 03253, Dated January 28, 2016 and Revised to February 11, 2016.
2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
3. An inspection by the Town shall be required of siltation devices prior to construction.
4. The applicant shall be responsible for all recording fees.
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.

Kathy Barnard stated there are clear conditions in the ordinance that the Planning Board is required to follow, specifically "no alternative location exists...". She stated there is no flexibility within the ordinance; noting that an application either meets or doesn't meet the requirements of the ordinance. She noted the Zoning Ordinance is what the people have voted on.

Stacie Jo Pope

Stacie Jo Pope stated the proposal is for an additional structure and not a single family dwelling or primary structure; noting the structure could be an alternative size. She stated the ordinance needs to be followed.

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

It was moved by Mike Hodder and seconded by Chuck Storm to approve the Joshua A. Siegel 2003 Revocable Trust Special Use Permit application, Tax Map #244-19, subject to the recommended conditions of approval. Mike Hodder, Chuck Storm, Paul O'Brien, John Thurston, Brad Harriman voted in favor. Stacie Jo Pope, Kathy Barnard opposed. The motion passed.

Wolfeboro Camp School

Site Plan Review

Agent: Jim Rines, White Mountain Survey Co., Inc.

TM #253-7

Case #201604

Rob Houseman reviewed the Planner Review for March 1, 2016 stating the applicant is proposing to modify the design and phasing schedule of the previously approved faculty housing as follows; Faculty Campus - a new faculty campus of fourteen (14) one, two and three bedroom cottages to house faculty and staff currently housed off campus (install a "double" cabin to address the need of separate living space for a female and male assistant campus heads). He noted that 13 of the 14 cottages will be seasonal and the campus area will be located on the land adjacent to the Middle School Boys Campus and access will be from Camp School Road. He stated the applicant received a Special Exception for an expansion of the school in 2008 and noted the proposal is considered in full compliance with the Zoning Ordinance based on the action of the ZBA. He stated the plan does not contain the certification regarding flood plain however, he has verified that the property is not within the flood hazard boundaries. He stated the applicant has requested the following waiver; Sections 173-21, A. He noted the following phasing schedule of the cottages:

Cabin	Size	Anticipated construction year
1	24X26	2016
2	20X26	2016
3	20X26	2017
4	20X26	2017
5	20X26	2018
6	24X26	2018
7	24X26	2019
8	24X32	2019 (year-round dwelling)
9	20X26	2020
10	20X26	2020
11	24X32	2021
12	24X26	2021
13	24X32	2022
14	24X32	2022
15		2016/2017

Jim Rines, White Mountain Survey Co., Inc., reviewed his letters, dated February 10, 2016, see attached.

Kathy Barnard asked if the applicant has received a septic approval.

Jim Rines stated the septic design has been designed and will be submitted on 3/2/16.

Brad Harriman asked if the septic would be phased as well.

Jim Rines replied yes and noted that Phase 1 would include constructing the first part of the road, implementation of erosion and sediment control, leach field and cottages. He stated Phase 2 would include the second leach field and components related to such and Phase 3 would include the water and sewer connections and construction of the remaining road.

Stacie Jo Pope questioned snow storage; noting a potential for year round use.

Jim Rines stated the plan reflects a note regarding snow storage noting the only year round use is the caretaker structure (unit 8).

It was moved by Mike Hodder and seconded by Stacie Jo Pope to grant a waiver for Section 173-21, A. All members voted in favor. The motion passed.

It was moved by Stacie Jo Pope and seconded by Paul O'Brien to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

Peter Colbath, 185 Camp School Road, stated he supports the amendment as shown and supports the improvements to traffic and pedestrian patterns.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plans, as amended to the date of this approval, are adopted by reference as part of this approval:

Plan 1: C1 of 5, 2015 EXISTING CONDITIONS PLAN, WOLFEBORO CAMP SCHOOL, CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE, Prepared by James Rines, PE, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, NH 03864, Dated February 10, 2016.

C2 of 5, PROPOSED FACULTY CAMPUS SITE PLAN, WOLFEBORO CAMP SCHOOL, CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE, Prepared by James Rines, PE, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, NH 03864, Dated February 10, 2016.

C3 of 5, PROPOSED SITE DETAILS, WOLFEBORO CAMP SCHOOL, CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE, Prepared by James Rines, PE, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, NH 03864, Dated February 10, 2016.

C4 of 5, EROSION AND SEDIMENT CONTROL PLAN, WOLFEBORO CAMP SCHOOL, CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE, Prepared by James Rines, PE, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, NH 03864, Dated February 10, 2016.

C5 of 5, PRE AND POST-DEVELOPMENT DRAINAGE PLANS, WOLFEBORO CAMP SCHOOL, CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE, Prepared by James Rines, PE, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, NH 03864, Dated February 10, 2016.

2. Payment of all recording fees.
3. Receipt of a NH DES approval and any conditions attached thereto.
4. A financial security based on the total cost of the site improvements, plus 10%.
5. The Temporary Erosion Control Structure Maintenance Notes and Sitework Sequencing requirements are hereby adopted by reference as a condition of approval.
6. The cottages are seasonal except for Unit 8.

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

It was moved by Stacie Jo Pope and seconded by Paul O'Brien to approve the Wolfeboro Camp School Site Plan Review application, Tax Map #253-7, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

II. Public Comment

None.

III. Work Session

Master Plan Survey RFP

Rob Houseman stated the Board received one proposal.

Kathy Barnard asked if the Board would have input regarding the types of questions included in the survey.

Rob Houseman replied yes, however the Board would not have input regarding framing the questions.

Wayfinding Sign Committee

Rob Houseman provided examples of the Committee's thought process; noting the community would be engaged for feedback. He stated the Committee has discussed wayfinding maps including a directory and has reviewed micro to macro concepts (directional signage, kiosks, QR Codes). He noted the Chamber of Commerce now has an active member on the Committee (Cecile Chase).

Paul O'Brien questioned who is responsible for maintenance.

Rob Houseman stated the signage would be Town owned and located on Town property to be updated on an annual basis.

Paul O'Brien noted the need for an annual budget.

Architectural Design Guidelines

Vaune Dugan noted revisions to the Architectural Design Guidelines are noted in bold; noting the revisions are from Durham's ordinance and Rob Houseman's language.

Rob Houseman requested guidance from the Board as to whether or not to include photographs.

Mike Hodder stated architectural standards could be developed from existing buildings and photographs from Wolfeboro.

Paul O'Brien agreed with Mr. Hodder.

Vaune Dugan stated having the "Don't Do's" is helpful.

Rob Houseman verified he should proceed with the Town of Durham's approach.

John Thurston recommended considering a historic section in the guidelines.

Accessory Dwelling

Rob Houseman stated a training workshop is being offered by Ben Frost on the pending legislation on 3/27/16; noting the ordinance needs to be revised to reflect the change in legislation.

IV. Informational Items

Rob Houseman reviewed the following informational item; Notices of Decision.

V. Planning Board Subcommittee Reports

None.

VI. Approval of Minutes
February 9, 2016

It was moved by Stacie Jo Pope and seconded by Mike Hodder to approve the February 9, 2016 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

February 16, 2016

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the February 16, 2016 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

VII. New/Other Business

Chuck Storm announced his resignation from the Planning Board stating that he has enjoyed his time on the Board.

The Board thanked him for his years of service.

It was moved by Mike Hodder and seconded by John Thurston to adjourn the March 1, 2016 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:36 PM.

Respectfully Submitted,
Lee Ann Keathley
Lee Ann Keathley

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



Ames Associates

164 NH Route 25
Meredith, NH 03253

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amesassociates.com

January 28, 2016

Robert Houseman, Director
Wolfeboro Planning & Development
PO Box 629
Wolfeboro NH 03894

Re: 17 Stephenson Lane; Tax Map 244 Lot 19; Joshua A. Siegel 2003 Revocable Trust

Subject: Wolfeboro Planning Board Special Use Permit Application

Dear Mr. Houseman,

Please accept this letter, the accompanying documents and plans as a completed application for a Special Use Permit required under Article IX, Section 175-65,B, of the Wolfeboro Zoning Ordinance to allow for wetland setback impact related to proposed replacement of an existing detached garage with a storage/workshop structure and modification of the existing driveway footprint, and temporary impact to the wetland buffer during excavation/regrading around the structures.

We are seeking a Special Use Permit as required under Article II, Section 175-10, C for proposed impacts within the wetland setback and wetland buffer. When granted, this project will comply with all applicable state and municipal regulations. The NH Department of Environmental Services (NHDES) has issued Shoreland Impact Permit 2015-03114 for these and other proposed improvements to this shorefront property. See the attached permit and dated plans referenced in the permit.

We understand that in order to grant the Special Use Permit for the proposed impacts, the Planning Board must find that the project is consistent with Wolfeboro Zoning Ordinance Article II, Section 175-5, A-G. Additionally, because there are poorly drained wetlands within 25' of the proposed structure, the planning board must also find that the project is consistent with the criteria contained in Article II, Section 175-10, C.

ARTICLE II, SECTION 175-5, A-G: These criteria are satisfied as follows:

175-5 A.: Prevent the destruction of or significant changes to those wetland areas, related water bodies and adjoining land which provide flood protection.

There will be no direct impact to wetlands, nor will there be any measurable impact to flood protection or adjoining water bodies because the proposed impacts will take place predominantly within areas of existing impact. Proposed new footprint within the wetland setbacks and buffers will be limited to 395 sq ft. Additionally, total proposed impact of structures and impervious surfaces to remain within those setbacks will be reduced by 330 sq ft from the existing condition.

175-5 B.: Protect persons and property against hazards of flood inundation by ensuring the continuation of the natural flow patterns of streams and other watercourses.

The existing driveway crosses a narrow intermittent stream flowing through the property. This crossing will remain undisturbed during project construction, as will the remaining stream and wetland.

175-5 C.: Provide for nutrient attenuation and augmentation of stream flow during dry periods.

Overall potential for nutrient attenuation and augmentation of stream flow during dry periods will be improved through the proposed reduction of impervious footprint within the wetland setbacks and buffers for this project.

175-5 D.: Preserve and protect important wildlife habitat and maintain ecological balance.

This project will be located predominantly within areas of existing development. Some tree clearing and regrading within the wetland setbacks and buffers will take place immediately around the proposed workshop, driveway modification, and addition to the residence. The wildlife habitat present on this property is not special or rare in the State of NH. Based on a review by the NH Natural Heritage Bureau, this project will not impact floral or faunal species or communities of special interest.

175-5 E.: Prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of abuse or inharmonious use of wetlands.

There will be no impact to the wetlands and intermittent stream. Upland impact to the wetland setbacks and buffers will take place predominantly within existing areas of development. Proper implementation of Best Management Practices during construction will additionally protect against degradation of the wetlands and stream; therefore the project will not require the expenditure of municipal funds to address abuse or inharmonious use of the wetlands.

175-5 F.: Protect the wetlands, watercourses, surface and groundwater supplies and water bodies of the Town/city from degradation.

Best Management Practices are to be used during construction, which will include proper installation of erosion control measures to ensure that water quality is maintained. Post-construction impervious surface coverage within the wetland setbacks and buffers will be reduced from the existing condition, providing further protection of these important natural water resources.

175-5 G.: Preserve and enhance those aesthetic values associated with the Wetlands Conservation Overlay District.

Because this is a private property, and much of the lot is forested, there is little aesthetic value associated with the wetlands on this property because the general public cannot readily view those resources. The wetlands and the stream will remain untouched during project construction, thereby protecting what limited aesthetic value exists.

ARTICLE II, SECTION 175-10, B: These criteria are addressed with the following information:

175-10B(1): No alternative location outside the wetlands setback or buffer zone or which has less detrimental impact on a wetland is feasible.

The proposed workshop will be located in an area that is currently covered predominantly by the existing detached garage and existing driveway. Few trees will need to be removed between the west side of the workshop and the property line. Little regrading will be necessary. In order to locate the workshop outside of the wetland setback and buffer, the workshop would need to be placed on the opposite (north) side of the driveway, which has not yet been impacted by development, and would need much greater tree clearing and excavation of intact natural slope.

Constructing the workshop within the proposed location will result in an overall reduction of impervious surface relative to the existing detached garage, even with modification of the existing driveway footprint to the north. This, in combination with less impact to undisturbed ground (as mentioned above), is considered to be the best overall location.

175-10B(2): The proposed construction is essential to the productive use of other land which is not within the Wetlands Conservation Overlay District.

The proposed workshop, resulting driveway modification, and temporary ground impact are essential for reasonable use of this single family property, and are appurtenant to the existing residence.

175-10B(3): Design, construction and maintenance methods will be such as to avoid or minimize detrimental impact upon the wetlands.

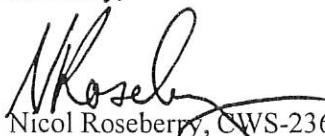
Construction of the proposed workshop, modification of the driveway, and temporary ground impacts will be done in a way that minimizes the impact to the wetlands setbacks and buffers, and will ultimately result in less permanent impact through reduction of impervious surface coverage in those areas. Replacing the existing detached garage with the proposed workshop will reduce that footprint from 170 sq ft to 65 sq ft within the wetland setback. Modification of the existing driveway will reduce its coverage within those setbacks from 1,265 sq ft to 1,040 sq ft.

There will be no direct impact to wetlands or the stream. Within the upland work areas, Best Management Practices will be followed during construction, and erosion control techniques such as property installed silt fence or SiltSoxx™ will protect against potential erosion and sedimentation during and after construction. All areas of exposed soils will be stabilized and revegetated upon completion of construction.

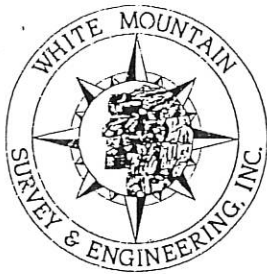
The Applicant is confident this submittal meets the requirements outlined in Section 175-65,B 175-5, A-G and 175-10, B(1-3) which are the criteria necessary to grant approval for a Special Use Permit for the proposed project. If you have any questions or require clarification, please feel free to contact me at 603-279-5705 or Vaune Dugan AIA, project architect, at 603-520-8098.

Thank you for your time and consideration.

Sincerely,



Nicol Roseberry, CWS-236, CSS-90
Wetlands/Soil & Permitting



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

1270 ROUTE 16, POST OFFICE BOX 440

OSSIPEE, NH 03864-0440

TELEPHONE (603) 539-4118 FACSIMILE (603) 539-7912

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RECEIVED

FEB 10 2016

February 10, 2016

**WOLFEBORO
PLANNING DEPT.**

Via Hand Delivery

Robert T. Houseman, Planning Director
Town of Wolfeboro
PO Box 629
Wolfeboro, NH 03894

Re: Wolfeboro Camp School Faculty Campus Site Plan Amendment
Wolfeboro, New Hampshire
Tax Map 253 Lot 7

Dear Rob:

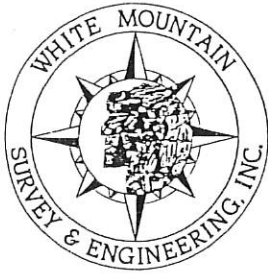
Enclosed please find what we believe to be a completed application for the amendment to the existing site plan approval for the Faculty Campus at Wolfeboro Camp School and the addition of a "double cabin" in the Middle School or North Campus.

For the benefit of history, this faculty campus first received Site Plan approval on April 8, 2008, under case #200813 as part of the School's master plan approval. Due to the failing economy at that time, on October 7, 2008, and again under case #201215 on November 6, 2012, the School came back to revise the timing of the master plan. All aspects of that Master Plan approval have now been constructed with the exception of this faculty campus.

With the modifications in timing approved on November 7, 2012, the School was to commence the access to the faculty campus in 2015/2016 with the access being off Camp School Road, more northerly than the current proposal, opposite some of the residential lots on Rust Pond. Then 10, larger cabins with similar number of bedrooms were to be constructed between 2016 and 2026.

With the passage of the ensuing eight years since the 2008 approval, the expectations of the faculty have changed. In recruiting new staff, the School has found that non-related staff are no longer willing to share living quarters with other unrelated staff. In order to meet the demands being placed on the School for recruitment, they have decided to increase the number of cabins, from the approved 10, two to three bedroom cabins to 14, one, two and three bedroom cabins. There will be no change in School population or staff, simply a change in facilities to meet the current expectations.

Based on comments received during the 2008 approvals by abutters, with this submittal, the new access point has been shifted south, away from the residential lots on Rust Pond, to coincide with



Robert T. Houseman, Planning Director
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one of the access points to the main office of the Camp School. Additionally, the new composition of cabins will be six, one bedroom cabins; four, two bedroom cabins; and four, three bedroom cabins. As with the prior approval, one of the three bedroom cabins (cabin #8) will be a year 'round home. The year 'round home will be on a foundation and served by an on-site well. The remaining cabins will be seasonal and served by the municipal seasonal town water. All of the cabins will be tied into the on-site sewage disposal system (ISDS).

The drainage design for this modification is designed with the same concept as the prior approval with stone drip edges for each cabin designed to infiltrate the stormwater runoff for each cabin, up to a 25 year storm event. The remaining stormwater runoff increase is attenuated through small infiltration basins on the west side of the access drive of the cabins and the grassed line diversion berm to the east of the series of cabins.

The following are the results of the stormwater design and mitigation, rounded to the nearest 0.1 CFS.

	Pre-development	Post-Development
1 year rainfall	0.1 CFS	0.3 CFS
10 year rainfall	3.1 CFS	3.4 CFS
25 year rainfall	5.8 CFS	5.4 CFS

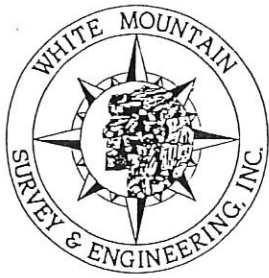
You will note that there is a fractional increase in the one and 10 year rainfall events based on the stormwater model and a fractional decrease in the 25 year rainfall.

We are seeking a waiver from the requirements in Section 173-21, A, which requires storm drainage design to contain "...all increase in drainage..." since the down stream abutter is an abutting lot owned by Wolfeboro Camp School, and this abutting lot has a significant wetland complex associated with it. This wetland complex is more than capable of handling the fractional increase in stormwater run-off projected in the one and 10 year rainfall events.

All solid waste will be retained in the cabins until it is disposed of through trash removal. There will be no additional lighting beyond a single porch light on each cabin.

The electrical lines will be overhead as shown on the plans. The seasonal water line will be buried at the request of the DPW.

The other aspect of this application is the need to construct, what we are calling, a "double cabin" (cabin #15) in the Middle School or North Campus. This campus is for middle schoolers. Some of the students of this age find the separation from their parents more difficult than others. Consequently, the School finds themselves in need of a cabin that can have a "mother" in the facility and a "father" in the facility. Since these staff members can often be unrelated, the



Robert T. Houseman, Planning Director
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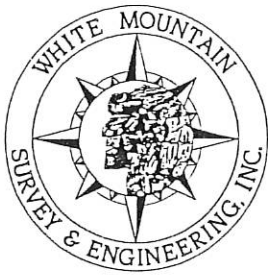
School was considering the construction of two cabins. We suggested the construction of a single cabin with a sound proof common wall. We were told that the School's experience with that approach found that the common floor transmitted the sound in spite of the sound proof walls. Consequently, we suggested a "double cabin" which will be two small cabins with separate floors and walls, separated by a foot or two of air space, with a common roof and entrance porch to eliminate the common floor problem. That is the approach submitted here.

This double cabin will likely be constructed in 2017, but if funds allow, the School will construct cabin #15 in 2016. For that reason, that cabin is figured into the first phase of this approval. Like the other cabins in the faculty campus, this cabin's stormwater mitigation will be through stone drip edges designed to infiltrate 100% of the stormwater in the one, 10 and 25 year storm events. The tent platforms that exist today, will be relocated so that this "double cabin" won't be outside of the space created from the shape of the tent platforms.

I believe that his intent letter clearly lays out the plans of the School. If you have any questions or concerns regarding this matter, please feel free to contact me directly at (603) 539-4118, extension 315. 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



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

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WEB ADDRESS: www.whitemountainsurvey.com

February 10, 2016

Via Hand Delivery

Robert T. Houseman, Planning Director
Town of Wolfeboro
PO Box 629
Wolfeboro, NH 03894

Re: Wolfeboro Camp School Faculty Campus Site Plan Amendment
Waiver Request Supplemental Sheet
Wolfeboro, New Hampshire
Tax Map 253 Lot 7

The Criteria for a waiver are:

1. That the specific waiver does not compromise the review of the application for compliance with all applicable regulation.

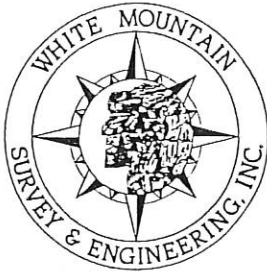
In our view, the requested waiver does not compromise the review of the application for compliance with all applicable regulations. We have provided computation so that the magnitude of the waiver is both quantified and understood. The reality is that these fractional increases are the result of the simple conversion of wooded space into developed space. If this were a single family home, which requires no such analysis or mitigation, the increase is likely to be substantially larger than the waiver we are requesting.

2. That adequate and appropriate information has been provided to address the concerns of the abutters and the Planning Board.

Again, with the provided analysis, it is our opinion that adequate and appropriate information has been provided to address the concerns of the abutters and the Planning Board.

3. That the proposed waiver does not seek to deviate from the spirit of the Ordinance, Regulations and intent of the master Plan.

The intent of this requirement is to prevent negative impacts to the environment and downstream abutters from increased stormwater runoff from non-residential development, which is the only development regulated to this standard. It is our opinion, that since we have designed a stormwater mitigation system that eliminates nearly all of the increase in stormwater run-off, coupled with the fact that the Wolfeboro Camp School owns the downstream abutting property which has an extremely large wetland complex associated with it, that the impact will be less



Robert T. Houseman, Planning Director
Town of Wolfeboro
February 10, 2016
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than a single family home and developed curtilage and therefore does not deviate from the spirit of the ordinance, regulations and the intent of the master plan.

Sincerely,
White Mountain Survey & Engineering, Inc.

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