

TOWN OF WOLFEBORO

RECEIVED

APPLICATION FOR SITE PLAN REVIEW

FEB 10 2016

Tax Map 253 Lot Number 7 Sub Lot \_\_\_\_\_

Case # 201604 WOLFEBORO PLANNING DEPT.

Name & Location of Proposed Site Plan Proposed Faculty Campus Site Plan for Wolfeboro Camp School - Camp School Road; Wolfeboro

This form and all required information must be filed at least 20 days before the date of the meeting at which it is to be submitted at the Planning & Development Office, Wolfeboro Town Hall, 9 Union Street or by mail to the Wolfeboro Planning & Development Office, P.O. Box 629, Wolfeboro, NH 03894

Name, mailing address, telephone number & e-mail address of applicant

Name: Wolfeboro Camp School, Inc.  
Address: PO Box 390; Wolfeboro, NH 03894-0390  
Phone# 569-3451 E-Mail: ecooper@wolfeboro.org

Name, mailing address, telephone number & e-mail address of owner of record (if other than applicant, a letter of authorization from the property owner must be attached)

Name: Same as above  
Address: \_\_\_\_\_  
Phone# \_\_\_\_\_ E-Mail: \_\_\_\_\_

Name, mailing address, telephone number & e-mail address of surveyor and/or agent

Name: White Mountain Survey & Engineering, Inc.  
Address: PO Box 440; Ossipee, NH 03864-0440  
Phone# 539-4118 x 315 E-Mail: jrines@whitemountainsurvey.com

Abutters:

Attach a separate sheet listing the Wolfeboro Tax Map number, Lot number, name, mailing address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: No application shall be heard unless all abutters as described herein have been notified.

TOWN OF WOLFEBORO

APPLICATION FOR SITE PLAN REVIEW

1. Payment of all applicable fees:

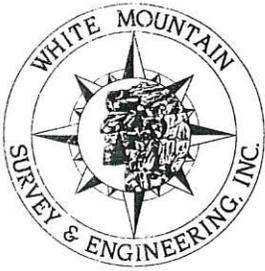
Submittal fees	\$ 200
Administrative and Technical review fees	\$ 50
Total	\$ 250

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and documents, and that any additional cost for engineering or professional services incurred by the Planning Board or the Town of Wolfeboro in the final site plan review process of this property, shall be borne by the applicant and /or owner.

*"I hereby authorize the Wolfeboro Planning Board and its agent(s) to access my land for the purpose of reviewing the proposed site plan, and perform any inspections deemed necessary by the Board or its agent(s), to ensure compliance of the on site improvements in accordance with the plan(s) and all Town of Wolfeboro Ordinances and Regulations."*

WMS & E, INC.  
by: James J. Rime, PRES. 2-10-16  
Applicant/Owner/Agent Signature Date

WMS & E, INC.  
by: James J. Rime 2-10-16  
Applicant/Owner/Agent Signature Date



**WHITE MOUNTAIN SURVEY & ENGINEERING, INC.**

1270 ROUTE 16, POST OFFICE BOX 440  
OSSIPEE, NH 03864-0440  
TELEPHONE (603) 539-4118 FACSIMILE (603) 539-7912  
WEB ADDRESS: [www.whitemountainsurvey.com](http://www.whitemountainsurvey.com)

**RECEIVED**

FEB 16 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



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

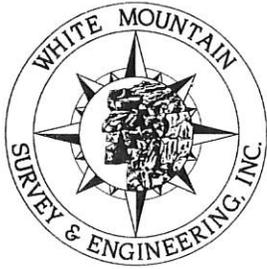
You will note that there is a fractional increase in the one and 10 year rainfall events based on the stormwater model and a fractional decrease in the 25 year rainfall.

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  
Town of Wolfeboro  
February 10, 2016  
Page 3 of 3

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

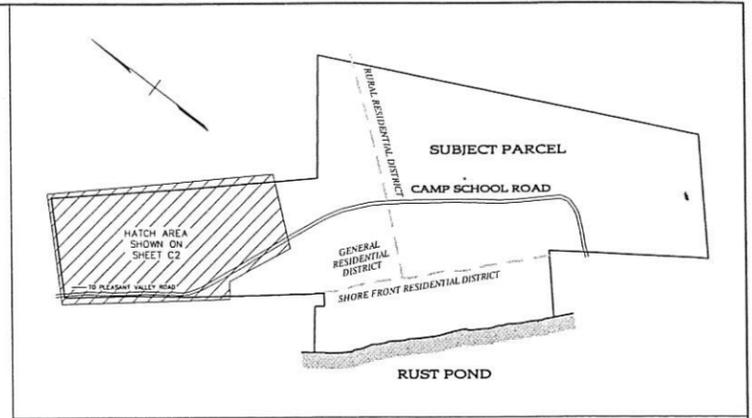


Proposed for 2016  
To Replace 2012 approval

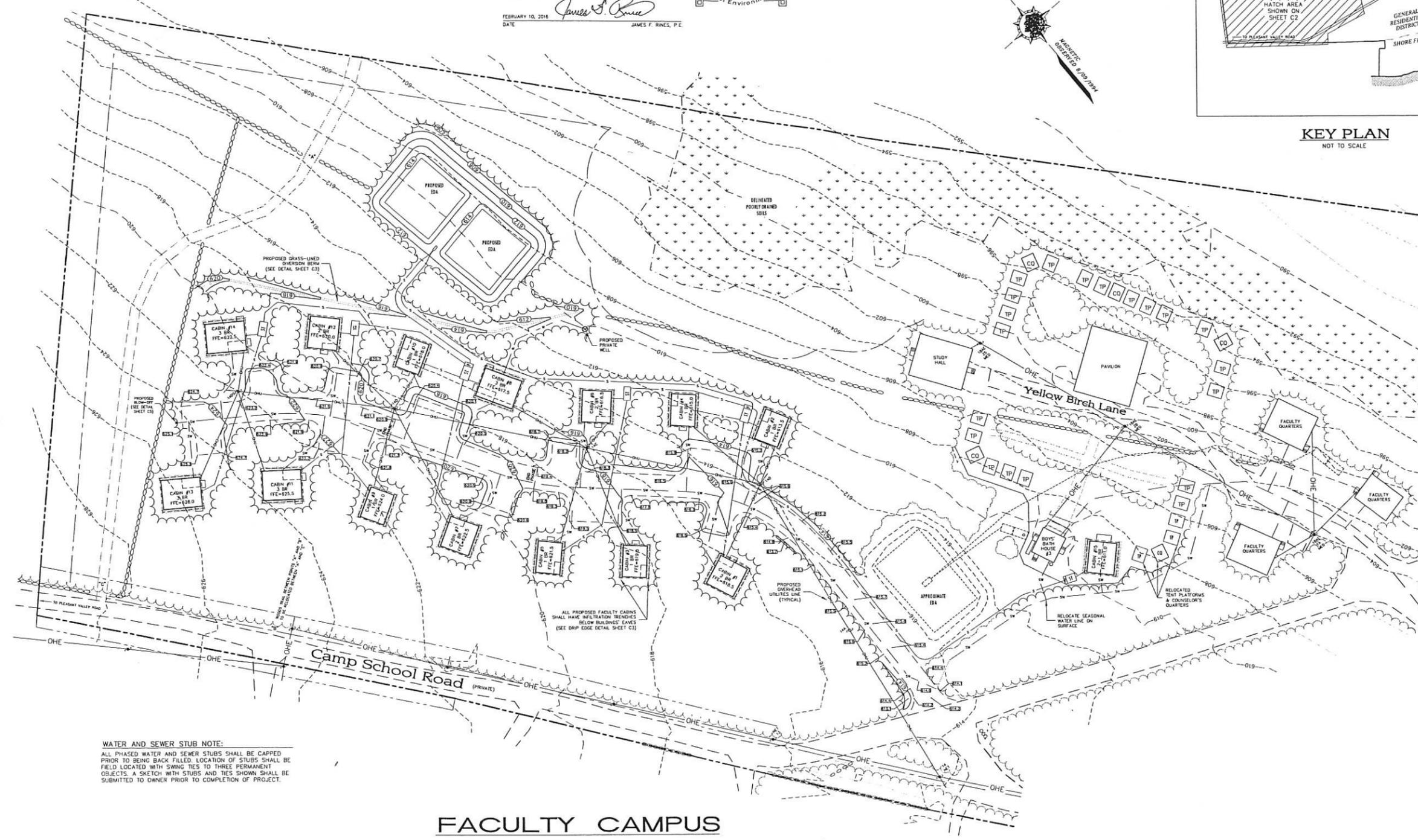
**WETLAND CERTIFICATION:**  
THESE WETLAND DELINEATIONS ARE A COMPILATION OF FIELD DATA COLLECTED UNDER MY DIRECT SUPERVISION PER WETLAND EXEMPTION UNDER RSA 310-A:75. IV. THE DELINEATION WAS CONDUCTED BY GREGORY W. HOWARD, CERTIFIED WETLAND SCIENTIST #78 OF NORTH COUNTRY SOIL SERVICES DURING 2000 AND 2008 THROUGH 2007. EVERY SUCH ASPECT OF THIS PLAN IS CONSISTENT WITH MY DIRECT KNOWLEDGE OF THE CHARACTERISTICS OF THE LAND SHOWN HEREON.  
THE DELINEATED WETLAND AREAS MEET THE CRITERIA FOR FRESHWATER WETLANDS AS NOTED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES CHAPTER 100, PART 101, SECTION W1 101.01 "FRESHWATER WETLANDS". THE WETLAND DELINEATIONS WERE CONDUCTED IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES CHAPTER 100, PART 101, SECTION 301.01 "DELINEATION OF WETLAND BOUNDARIES" EFFECTIVE MAY 22, 2003, USING THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, JANUARY 1987, TECHNICAL REPORT Y-57-1.

NEW HAMPSHIRE  
Designer  
of  
Subsurface Disposal  
Systems  
\*\*\*  
James F. Rines  
No. 754  
Department of Environmental Services

FEBRUARY 10, 2016  
DATE  
JAMES F. RINES, P.E.



- PLAN PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO AMEND THE FACULTY CAMPUS APPROVAL DATED GRANTED ON NOVEMBER 6, 2012, CASE #201215, TO REFLECT A CHANGE IN THE WAY UNRELATED FACULTY MEMBERS ARE HOUSED. THIS PLAN ALSO ADDS A "DOUBLE CABIN" (CABIN #15) UNDER ONE ROOF IN THE MIDDLE SCHOOL CAMPUS. THIS STRUCTURE WILL BE BUILT IN THIS MANNER TO REDUCE NOISE TRANSMISSION THROUGH THE ELIMINATION OF A COMMON FLOOR.
- BOUNDARY NOTE:**  
THE BOUNDARY INFORMATION DEPICTED HEREON IS BASED SOLELY ON REFERENCE 2 SHOWN ON SHEET C1.
- WATER & SEWER NOTE:**  
PROPOSED CABIN #8 WILL BE SERVICED BY A WELL. ALL OTHER CABINS WILL BE SERVICED BY TOWN SEASONAL WATER LINE. CABINS WILL BE SERVICED BY ON SITE EFFLUENT DISPOSAL SYSTEM.
- OVERHEAD UTILITIES NOTE:**  
ELECTRIC AND TELEPHONE LINES SHALL BE MOUNTED ON UTILITY POLES WHOSE LOCATION SHALL BE DICTATED BY WOLFEBORO ELECTRIC DEPARTMENT.
- VERTICAL DATUM:**  
NATIONAL GEODETIC VERTICAL DATUM OF 1929 NGVD.
- STATE PERMIT REQUIREMENTS:**  
NHDES EFFLUENT DISPOSAL APPROVAL PENDING.
- LIGHTING NOTE:**  
CABIN LIGHTS SHALL BE PORCH STYLE ON THE FACE OF EACH CABIN.
- SOLID WASTE NOTE:**  
SOLID WASTE WILL BE STORED INSIDE THE CABINS UNTIL THE TIME THAT IT IS COLLECTED.
- PROPOSED PARKING SPACES:**  
14 SINGLE FAMILY RESIDENTIAL UNITS REQUIRE 28 PARKING SPACES, TWO PER UNIT, 28 PARKING SPACES PROVIDED. SPACES ARE TYPICALLY 10' WIDE BY 19' LONG, WITH 22' MANEUVERING SPACE BEHIND. ONE SPACE FOR CABIN #4 IS 15' WIDE FOR ADA COMPLIANCE.
- SNOW STORAGE NOTE:**  
EXCLUDING CABIN #8, ALL OTHER CABINS USES ARE SEASONAL IN NATURE AND DO NOT REQUIRE SNOW STORAGE.
- PROPOSED CABIN KEY**
- | CABIN | SIZE (FT) | 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                          |
| 9     | 20x26     | 2020                          |
| 10    | 20x26     | 2020                          |
| 11    | 24x32     | 2021                          |
| 12    | 24x26     | 2021                          |
| 13    | 24x32     | 2022                          |
| 14    | 24x32     | 2022                          |
| 15    | 22x26     | 2016/2017                     |



**WATER AND SEWER STUB NOTE:**  
ALL PHASED WATER AND SEWER STUBS SHALL BE CAPPED PRIOR TO BEING BACK FILLED. LOCATION OF STUBS SHALL BE FIELD LOCATED WITH SWING TIES TO THREE PERMANENT OBJECTS. A SKETCH WITH STUBS AND TIES SHOWN SHALL BE SUBMITTED TO OWNER PRIOR TO COMPLETION OF PROJECT.

**FACULTY CAMPUS**

**LEGEND**

Proposed Utility Pole	○
Proposed Pump	⊙
Proposed Septic Tank	⊕
Proposed Well	⊖
Proposed Spot Grade	⊗
Gravel Road/Drive	---
Stone Wall	---
Platery Line	---
Setback Line	---
Proposed Septic Lines	---
Proposed 2" Private Water Line	---
Proposed 2" Seasonal Water Line	---

DATE	REVISION

**PLANNING BOARD**  
Approved

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_

**REFERENCES**

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**PROPOSED FACULTY CAMPUS SITE PLAN**  
PREPARED FOR  
**WOLFEBORO CAMP SCHOOL, INC.**  
CAMP SCHOOL ROAD, WOLFEBORO, NEW HAMPSHIRE

SCALE: 1" = 40'

**CERTIFICATION**

THIS PLAN DEPICTS THE DESIGNED IMPROVEMENTS AND OTHER ENGINEERING DATA. THE ENGINEERING ASPECTS OF THIS PLAN HAVE BEEN PREPARED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION. EVERY SUCH ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE, BUT HAS BEEN PREPARED WITH USUAL AND CUSTOMARY STANDARDS OF CARE. ANY REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION. USERS OF THIS PLAN ARE CAUTIONED TO REFER TO THE REVISIONS BLOCK FOR EXPLANATORY DETAILS. THE MOST RECENTLY DATED PLAN SHALL SUPERSEDE ALL OTHERS.

James F. Rines  
FEBRUARY 10, 2016  
DATE

**LOCATION PLAN**

**SHEET**  
C2 of 5

RESEARCH: BCR  
FIELD: M.S./J.D.L.  
COMPS: CADD  
MATH: KMA/JBR  
PLAN: JFR/J.M.L.

