



*Town of
Wolfeboro*

**ABUTTER NOTICE
ZONING BOARD OF ADJUSTMENT
WOLFEBORO, NEW HAMPSHIRE**

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, 22 August 2016 at 7:00 PM** in the Wolfeboro Public Library Meeting Room to conduct the following business:

TM# 241-36

Case # 15-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64A(1) of the Wolfeboro Planning & Zoning Ordinance to allow the road front setback to be increased from .06' to 2'; for the roof overhang to be increased from 1.7' to 9.9' to the face of the building, significantly improving sight distance but still in violation of the required 30' setback. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.

TM# 241-36

Case # 16-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64A(4) of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of the showroom building within the 50' waterfront setback, but over an area that is already paved. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.

TM# 241-36

Case # 17-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64D of the Wolfeboro Planning & Zoning Ordinance to allow for the increase in percentage of lot coverage from 65.85% to 70.85% in order to improve safety and aesthetics through use separation; improved site access and improved view shed. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.



Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-43.A of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of an existing non-conforming building by more than 25% increase in order to enhance safety and improve aesthetics by consolidating two buildings into one and redeveloping the site. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.

Copies to:

- Town Manager
 - Codes Officer
 - Police Chief
 - Fire Chief
 - Conservation Commission
 - Assessor
 - Public Works Department
 - Municipal Electric
 - Department of Water & Sewer
 - Planning Department
 - File
 - 232 Sewall Road Trust
 - Kendrick
 - Sutherland
 - Bergeron
- Goodhue Hawkins Navy Yard, LLC
 - White Mountain Survey & Engineering, Inc.
 - Kristine Marc. Martin Rvcbl. Trust
 - Windeberg
 - Ronald Thomas Paquette Rvcbl. Trust
 - Clason
 - Lacriox
 - Archer
 - Parker Island LLC
 - Robinson Rvcbl. Living Trust
 - Roark
 - Patricia K. Kiley Realty Trust
 - Sabenak
 - Johnson

V. PUBLIC HEARING

The conduct of the public hearing shall be governed by the following rules:

A. The Chair shall call the hearing in session.

B. The Clerk shall read the notice and report on how public notice and personal notice was given and if a site visit was held the clerk will report such.

C. Members of the Board may ask questions at any time during testimony.

D. Each person who appears shall be required to state her/his name and address, and indicate whether he/she is a party to the case or an agent or counsel of a party to the case.

E. Any member of the Board, through the Chair, may request any party to the case to speak a second time.

F. Any party to the case, who wants to ask a question of another party of the case, must do so through the Chair, but only at the discretion of the Chair.

G. The applicant shall be called to present her or his appeal and those appearing in favor of the appeal shall be allowed to speak.

H. Those in opposition to the appeal shall be allowed to speak.

I. The applicant and those in favor of the appeal shall be allowed to speak in rebuttal.

J. Those in opposition to the appeal shall be allowed to speak in rebuttal.

K. When the public portion of the hearing is declared closed, no further testimony will normally be received from the applicant or any other party or interested person. However, to avoid the appearance of injustice, the Chair shall have the authority on a majority vote of the board to reopen the hearing to allow such limited additional testimony as may in the Chair's judgment be thought necessary to clarify one or more questions that may have arisen during the board's deliberations, provided that the applicant(s) and all interested parties are still present and in attendance. The board may continue the public hearing to a subsequent meeting if all interested parties are not still present and in attendance Notice shall be given of the continuance.

The Board has the authority to reopen the hearing at the next board meeting if the board feels that reopening the hearing is necessary because the applicant and/or any interested party has departed. Notice shall be required and the cost of said notice shall be the responsibility of the applicant.

VI. DECISIONS

The Board will endeavor to decide all cases immediately after the public hearing. The Board may approve with conditions, deny the application, or defer its final decision. The Board's Notice of Decision will be made available within 5 business days as required by RSA 676:3, and will be sent in a timely manner to the applicant and other appropriate parties in interest. If the application is denied, the notice shall include the reasons for the denial.



*Town of
Wolfeboro*

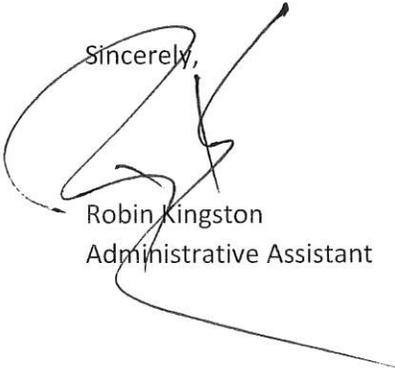
8 August 2016

Dear Applicant;

The Wolfeboro Zoning Board of Adjustment has scheduled a meeting on Tuesday, August 22, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room relative to your submitted application. A site visit has been scheduled at approximately 6:30 pm the day of the meeting. It is advisable that either you or a representative be present at the time of the site visit to answer questions the Board may have. As a site visit is not a public hearing and no additional comments will be accepted,

If you have any questions, please feel free to contact me at 603-569-5970.

Sincerely,


Robin Kingston
Administrative Assistant

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

(603) 569-5970



TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

NOTICE OF ZONING DECISION OF CODES OFFICER

Section I -- (To be prepared by the Wolfeboro Building Official)

To: Name: GOODHUE HAWKINS NAVY YARD, LLC

Address: PO BOX 853

WOLFEBORO, NH 03894-0853

Your request for a permit to (specify use): REDEVELOP G&H NAVY YARD TO IMPROVE SAFETY & AESTHETICS

on property located at: 244 SEWALL ROAD

is DENIED for the following reason: VIOLATION OF FRONT SETBACK, 175-64.A(1); WATERFRONT SETBACK, 175-64.A(A); LOT COVERAGE, 175-64.D; AND EXPANSION OF A NON-CONFORMING USE BY > 25%, 175-43.A.

You have the right to appeal this decision under Article 175.187 of the Wolfeboro Planning and Zoning Ordinance after completing the Section II of this form.

Corey Rynk
Building Official

8/8/16
~~8-3-16~~
Date

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

RECEIVED

VARIANCE

AUG 3 2016

Section II-- (To be prepared by Applicant)

Date: 8/3/16

ZONING
BOARD OF ADJUSTMENT

NOTE: Additional information may be supplied on separate sheet if the space provided is not inadequate.

TO: Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, New Hampshire 03894-0629

1. Having been denied a permit by the Wolfeboro Building Official for the reason specified in Section I: NOTICE OF ZONING DECISION (Copy Attached). I hereby appeal the decision and request the Board of Adjustment to schedule a public hearing to consider this appeal.
2. I realize that providing the complete information requested below is the responsibility of the undersigned applicant and must be provided before a public hearing can be scheduled by the Board. I understand that it is my responsibility to present this appeal to the Board.
 - a. Type of Appeal: Variance X
175-43.A
 - b. Basis for Appeal is Article VII, Section _____ of the Wolfeboro Planning and Zoning Ordinance
 - c. Location of property in question: 244 SEWALL ROAD
 - d. Tax Map number: 241 Lot Number: 30 Sub Lot: _____
 - e. Zoning District: SHOREFRONT RESIDENTIAL DISTRICT
 - f. Name of Applicant: GOODHUE HAWKINS NAVY YARD, LLC
 - g. Mailing Address of Applicant: PO BOX 853

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

WOLFEBORO, NH 03894-0853

h. Phone Number of Applicant: 569-2371

i. E-mail Address: bpratt@foulgerpratt.com

j. Name of Company (if applicable): GOODHUE & HAWKINS NAVY YARD

k. Legal Owner of the Property: SAME AS APPLICANT

l. Mailing Address of Property Owner: - do -

m. Proposed use of property or modification of existing use: TO REDEVELOP THE PROPERTY TO ENHANCE SAFETY AND AESTHETICS BY COMBINING TWO BUILDINGS INTO ONE; SEPARATING PATRON SPACE FROM WORK SPACE & IMPROVING SIGHT DISTANCES THROUGH INCREASED ROAD FRONT SETBACK.

n. Directions to the property from the Wolfeboro Town Hall: HEAD NORTH ON MAIN STREET TO SEWALL ROAD; TAKE A LEFT ON SEWALL ROAD; FOLLOW SEWALL ROAD FOR 1.2 MILES. THE PROPERTY IS ON THE LEFT SIDE OF THE ROAD.

o. Are there any current Zoning Violations on the property other than those that may be listed on this Application? (If Yes, please fully describe below). NONE TO MY KNOWLEDGE - EXISTING NON-CONFORMING USE.

I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide ALL of the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

WMS & E, INC.
By: James F. Bruce
Applicant's Signature
AGENTS

8/3/16
Date

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST:

The undersigned hereby requests a Variance from Article VI Section 175-43.A : and asks that said terms of the Zoning Ordinance be waived to permit THE EXPANSION OF AN EXISTING NON-CONFORMING BUILDING BY MORE THAN 25% IN ORDER TO ENHANCE SAFETY AND IMPROVE AESTHETICS BY CONSOLIDATING TWO BUILDINGS INTO ONE & REDEVELOPING THE SITE.

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

(SEE ATTACHED SHEET)

2. The spirit of the ordinance is observed because:

(SEE ATTACHED SHEET)

3. Substantial justice is done because:

(SEE ATTACHED SHEET)

4. The values of surrounding properties will not be diminished because:

(SEE ATTACHED SHEET)

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

(SEE ATTACHED SHEET)

USE (A) or (B):

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

(SEE ATTACHED SHEET)

(ii) The proposed use is a reasonable one because:

(SEE ATTACHED SHEET)

OR, if the criteria is subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

(N/A)

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

The undersigned acknowledge that to the best of their knowledge all the above information is true and correct. I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

WMS&E, INC.

Applicant's by: James F. Bruce Date: 8/3/16
AGENT

Variance Application – Article VI Section 175-43.A
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

The undersigned alleges that the following circumstances exist to support this variance request.

- 1. The variance will not be contrary to the public interest because:** As is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November 2015”, for the variance to be contrary to the public interest, "it must unduly and to a marked degree violate the basic zoning objectives of the zoning ordinance." To determine this, the Handbook suggests you ask yourself the question; "does the variance alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public?"

The purpose of the Wolfeboro Zoning Ordinance is expressed in Section 175-1 states in part that it is "... intended to regulate the use of land for the purpose of protecting the public health, safety, convenience and general welfare of the residents of the Town of Wolfeboro." This section also speaks to "providing for recreational needs" and "to preserve historic sites..."

In part, to satisfy these goals, Article VI, Section 175-43.A. allows expansion of existing non-conforming uses by no more than 25%.

In this instance, this historic site was previously re-developed in recent history (2005). At that time, the owners converted a large portion of the then non-conforming square footage into conforming square footage through approval of an 1,855 SF, footprint that was proposed as two floors, for a total of 3,710 SF.

The Existing non-conforming structure has a 2,854 SF footprint with a total of 3,660 SF on two floors. The proposed structure will have a 5,277 SF footprint with a total of 8,454 SF of usable space on two floors. When comparing this increase with only the existing non-conforming structure, the request is an 84.9% expansion. However, when combining the approved conforming, but not yet constructed space, with the existing non-conforming space, the increase is only 12.06% increase, 4,709 SF footprint existing and approved compared with 5,277 SF proposed. The total square footage of all floors increases from 7,370 SF total to 8,454 SF total proposed, for an increase of 14.71%. Both of these smaller percentages would be permitted by the lesser standard of a Special Exception.

Since all of this is being driven primarily by safety concerns after experiencing the business operations for 12 years and for the explanation above, we believe the essential character of the neighborhood will not be altered and we will not threaten the health, safety, or general welfare of the public. Therefore, the requested variance will not be contrary to the public interest.

- 2. The spirit of the ordinance is observed because:** As is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November

2015”, one way to ascertain whether granting a variance would violate the basic zoning objectives is to examine whether it would alter the essential character of the locality. As demonstrated above, it is clear that this variance request would not alter the essential character of the locality by granting the requested variance.

Another approach this handbook suggests to determine whether granting the variance would violate the basic zoning objectives is to examine whether granting the variance would threaten the public health, safety, or welfare. Again as demonstrated above, it is clear that this granting this variance request not threaten the public health, safety, or welfare of the citizens of Wolfeboro. In fact the purpose of this entire effort is driven by the desire to enhance the safety of the public.

3. **Substantial justice is done because:** As the referenced handbook suggests, “perhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” It is my position that the loss to this property owner, if they were not allowed to redevelop the property in a manner which will enhance both on-site and off-site safety and would eliminate an approved and yet to be constructed building from the abutting view-shed, would most definitely be a greater loss the property applicant than any potential gain to the general public by denying this request. Therefore, by this measure, it is clear that granting of the variance would do substantial justice.

4. **The values of surrounding properties will not be diminished because:** It is my opinion that granting the request to increase the non-conforming building square footage by more than 25% allowed by Special Exception in order to redevelop the property by combining the approved and yet to be constructed showroom square footage into the existing showroom square footage, with a new architecturally attractive building that will replace existing pavement coverage with building coverage, will not only not diminish the surrounding property values, but will likely enhance them through improved view-sheds, better aesthetics and enhanced safety.

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:**

The “Special Conditions” of this property that distinguish it from other properties in the area are as follows: The "Special Conditions" that distinguishes this property from other properties similarly zoned is that is was originally developed 113 years ago as a Navy Yard by the partnership of Goodhue and Hawkins in 1903, according to the "Images of American - Wolfeboro" produced by the Wolfeboro Historical Society. Essentially, this residential neighborhood developed around it, rather than the other way around. Because

Variance Application – Article VI Section 175-43.A
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

this property pre-dates the adoption of zoning and is a water dependent business, by necessity, must exist in what today is a shorefront residential district.

USE (A) or (B):

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

As is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November 2015” to answer this question the board should ask themselves; is the restriction on the property necessary in order to give full effect to the purpose of the ordinance, or can relief be granted to this property without frustrating the purpose of the ordinance? Is the full application of the ordinance to this particular property necessary to promote a valid public purpose? Once the purposes of the ordinance provision have been established, the property owner needs to establish that, because of the special conditions of the property, application of the ordinance provision to this property would not advance the purposes of the ordinance provision in any "fair and substantial" way.

As stated above, the purpose of this general section of the zoning ordinance is in part, "... *intended to regulate the use of land for the purpose of protecting the public health, safety, convenience and general welfare of the residents of the Town of Wolfeboro.*" This section also speaks to "*providing for recreational needs*" and "*to preserve historic sites...*" It is my opinion that there is no fair and substantial relationship that exists between the purpose of the ordinance applicable to this application and the specific application of that provision to the property. This is because, this property is part of the existing shorefront development and has been for 103 years. It is a unique, historic site that provides for recreational opportunities and this redevelopment request is driven primarily due to realized safety concerns resulting from 12 years of business operation. Granting the requested variance will allow the redevelopment of the lot to improve safety and aesthetics. Therefore, denial of the request will not advance the purpose of the ordinance in a fair and substantial way.

Variance Application – Article VI Section 175-43.A
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

(ii) The proposed use is a reasonable one because:

The proposed use is a pre-existing non-conforming use which can be expanded by up to 25% by Special Exception. As we have demonstrated, in the name of safety, the combining of the approved and not yet constructed footprint with the existing non-conforming footprint will allow improvements to enhance safety by separating the customers from the workman. When viewed in that light, the expansion is only 12.06% which is less than half the expansion allowed by Special Exception. Therefore, the requested variance for this use is a reasonable one.

OR, if the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

This section is not applicable to this request.

MEMO:

To: Robert Houseman – Director of Planning & Development

Re: Goodhue & Hawkins Navy Yard, LLC

ZBA Applications:

2004 Variance - Tax Map #241-36 & 241-50

Variance for removal of all existing structures containing 17,476 sq. ft. with existing pavement. Build a 19,762 sq. ft. single boat storage building with parking

Approved by ZBA on October 26, 2004

1959 Permit for Dock with 4 gasoline pumps.

Approved By the ZBA on June 6, 1959

Planning Board Applications:

2006 Condominium Plan Amendment

Reconfiguration of the condominium limited common space, reduce the number of condominium units (81 docks) and create an as-built plan to reflect the current status of the site.

2005 Plan Amendment:

Relocate the 96 Condominium units approved by the Planning Board on December 17, 1985 & relocated in March 2004.

2005 Site Plan Review: Tax Maps 241-36 & 241-50

Lot 241-50: remove all of the existing structures, impervious areas and setbacks encroachments and replace the existing boat storage buildings with a single 110' x 220' long boat storage building with internal car parking, four external parking spaces, landscaping and screening.

Lot 241-36: Construct a new service building of 3,540 sq. ft. and a new showroom building in the northwesterly corner of the property in full compliance of setbacks.

2004 Plan Amendment: Tax Maps 241-36 & 241-50

Relocate the 96 condominium units approved by the Planning Board on December 17, 1985. The originally approved location was within the partially demolished portion of the building noted as unit 1.

1985 Site Plan Review:

Establish condominium storage units on property

APPOINTMENT OF AGENT

Goodhue Hawkins Navy Yard, LLC hereby appoints and authorizes White Mountain Survey & Engineering, Inc., to represent it before such boards and agencies in the Town of Wolfeboro and State of New Hampshire as may be necessary to complete applications on its behalf in connection with seeking approvals. White Mountain Survey & Engineering, Inc. is further authorized to sign applications as may be required to complete such representations on the Goodhue Hawkins Navy Yard, LLC's behalf.

Date: 5/30/13

Goodhue Hawkins Navy Yard, LLC
By: Brent K. [Signature]

Abutters List
Goodhue Hawkins Navy Yard, LLC
August 2, 2016

<u>Tax Map/Lot</u>	<u>Owner of Record</u>	T	A
241-036 (subject parcel) 241-050	Goodhue Hawkins Navy Yard, LLC PO Box 853 Wolfeboro, NH 03894	✓	✓
241-036-02 241-036-03	Kristine Marc Martin Rvcbl Trt Kristine Marc Martin	✓	✓
241-036-011 ✓ 241-036-012 ✓	10 King Street Wolfeboro, NH 03894-0363		
241-036-015	Judith L. Windeberg 84 Old Right Road Ipswich, MA 01938	✓	✓
241-036-020	Ronald Thomas Paquette Rvcbl Ronald Thomas Paquette, Trustee PO Box 1707 Wolfeboro, NH 03894-1707	✓	✓
241-036-028	Kurt A. Clason Mary Beth Clason 2 Kings Court North Waterboro, ME 04061	✓	✓
241-036-030	Gerard R. Lacroix Jean D. Lacroix 1975 Gulf of Mexico Dr. #107 Longboat Key, FL 34228-3308	✓	✓
241-036-038	Gary W. Archer 47 Mulberry Circle Ayer, MA 01432	✓	✓
241-036-043	Parker Island, LLC c/o Toomey Mike 919 Congress Ave Suite 1500 Austin, TX 78701	✓	✓
241-036-064	Robinson Rvcbl Living Trust Scott D & Laina B. Tr 1062 E. Tehachapi Drive	✓	✓

		T	A
	Long Beach, CA 90807		
241-035	G. Michael Roark Karen B. Roark 127 San Carlos Sausalito, CA 94965	✓	✓
241-037	234 Sewall Road Trust c/o Charles W. Currier 17 Maplewood Drive Wolfeboro, NH 03894	✓	✓
241-048	Patritia K. Kiley Realty Trust c/o Cape Ann Savidng Trust 109 Main Street Gloucester, MA 01930	✓	✓
241-049	Debra J. Kendrick Maureen Mulcahy 18 Jordan Drive Weymouth, MA 02190	✓	✓
241-052	Russell A. Sabenak Judy S. Sabenak 258 Sewall Road Wolfeboro, NH 03894	✓	✓
241-036-04 241-036-05	Craig Sutherland 117 Audubon Blvd. Naples, FL 34110	✓	✓
241-036-014	Richard Johnson 990 Washing Street, Suite 212 1 Grasshopper Lane Dedham, MA 02026 Lincoln, MA 01773-		✓
241-036-024 241-036-025	Jon M. & F. Anne Bergeron 30 Farrwood Drive Hookset, NH 03106	✓	
Agent	White Mountain Survey & Engineering, Inc. PO Box 440 Ossipee, NH 03864-0440		



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

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

August 3, 2016

Via Hand Delivery

Fred Tedeschi, Chairman
Zoning Board of Adjustment
Town of Wolfeboro
PO Box 629
Wolfeboro, NH 03894-0629

Re: Goodhue Hawkins Navy Yard, LLC - Variance Applications
244 Sewall Road – Wolfeboro, New Hampshire
Tax Map 241, Lot 36

Dear Chairman Tedeschi and Members of the Board:

Enclosed please find what we believe to be a completed application package for several variance applications to allow the property owner the ability to redevelop the property to enhance the safety on the site, operation of the facility and the aesthetics of the site and neighborhood.

By way of background, this property was purchased and redeveloped in 2005. Part of that redevelopment included relief from the ZBA for the storage facility across Sewall Road from this parcel, and the construction of the present service building. They also received site plan approval from the Planning Board for the redevelopment at that time, which included the relocation of nearly 3,710 square feet of showroom space on two floors in a separate building with a footprint of 1,855 square feet.

With the exception of the 3,710 square feet in the approved, but yet to be constructed, building, all improvements have been constructed and are in operation. The approval for the yet to be constructed building is still valid until May or June of 2017.

Now that the property owners have operated the facility for 12 years, they have come to realize that there are several safety issues that require attention.

Because of the historic evolution of use of this property from a true naval yard to a marina, the customers access both sides of the existing showroom. The staff also needs to access both sides of the showroom. Forklifts need access to the lakeside negative lifts on the north side of the showroom, customers are walking from showroom to the service building. It is a "recipe for disaster". This was evidenced last year when a fork lift brake wasn't set and the forklift rolled



down the hill from the west side of Sewall Road, crossing Sewall Road and rammed into the present showroom building. Fortunately no one was injured, but it highlighted the need for separation of the business side of the operation from its customers.

Additionally, the existing showroom building walls are setback only 1.7 feet from the Sewall Road right-of-way line. This creates a safety issue in terms of sight distance when forklifts are coming from the lake side of the property to the west side of Sewall Road. The building is also subject to occasional plow strikes and compacted snow from Sewall Road winter maintenance.

Finally, from an aesthetic standpoint, the present showroom, although spruced up by the present owner, is still not a particularly attractive building. That, compounded with the fact that the approved, but yet to be constructed, showroom is a two story showroom which will have an impact on the view-shed of the westerly abutter across Sewall Road, whereas the proposed combined showroom will be constructed in the same general location of the existing two story showroom.

It is the intent of the property owner to improve all of these issues through the redevelopment of the property. The plan is to consolidate the existing showroom, with the approved and yet to be constructed showroom, into a single structure in the same location generally as the existing showroom. Doing so will eliminate the two story showroom, approved and yet to be built, from the westerly abutters view-shed enhancing their aesthetics. This reconfiguration will also allow the operation to separate the customer side of the operation from the business side of the operation. The access to the customer side of the business will be moved northerly so that it is further removed from the storage facility on the west side of Sewall Road reducing congestion in that area. This new combined showroom will also be pulled back and additional 8.2 feet from the Sewall Road right-of-way which will enhance the sight distance for fork lift operators crossing the road and drivers traveling along Sewall Road. It will also reduce issues with winter maintenance of Sewall Road. The existing building wall is 1.7 feet from the Sewall Road right-of-way and the roof overhang is 0.6 feet from the Sewall Road right-of-way. The proposed structure wall will be 9.9 feet from the Sewall Road right-of-way and the overhang will be 2.0 feet from the Sewall Road right-of-way, but two stories high. Because we will improve the existing road front setback, but expand in a non-conforming area where a building does not presently exist, a variance of Section 175-64.A.(1) is required.

Similarly, because we are expanding the width of the building along the shoreline in an area that is presently paved, but no building exists, we also need a variance of Section 175-64.A(4).

The new building will be ADA compliant.



Fred Tedeschi, Chairman
Goodhue Hawkins Navy Yard, LLC
August 3, 2016
Page 3 of 3

Although not within the purview of the town, there will also be a reconfiguration of the docking systems to further separate the business side of the operation from the customer side of the operation.

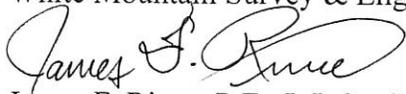
Because of the fact that the approved, but not yet constructed, showroom building made pre-2005 non-conforming structure square footage into conforming square footage, this redevelopment approach will require a variance to expand the existing non-conforming showroom by more than 25%. The percentage of non-conforming footprint expansion would be 84.9% and requires a variance of Section 175-43.A. It is important to note however, that when you compare the entire footprint expansion of the existing and approved, but not yet constructed, with this proposal, the expansion is only a 12.06% increase, less than half the expansion which would be allowed by Special Exception if we were dealing with the pre-2005 conditions. The expansion is needed for two reasons: the first is to assist in maintaining the desired separation of the customers from the workmen in the operation side of the business; and the second reason is to accommodate the increased size of the boats that the market conditions require be available.

This redevelopment, with the combined buildings, use separation and ADA compliance access and safety enhancements result in a five percentage points increase in the lot coverage, going from 65.85% lot coverage to 70.85% lot coverage. This percentage may go down slightly if retaining walls are not needed where there is potential for a ledge cut rather than the proposed retaining wall. To be allowed to have this increase in impervious coverage, we need a variance from Section 175-64.D.

The Zoning Board should also be aware that we have had two meetings with NHDES relating to Shoreland Permitting and Wetlands Bureau for the changes to the dock systems and building configurations and they have indicated that they believe this is a permissible project and one they will support, when and if we are successful in obtain our local permits.

Assuming we are successful in obtaining the requested relief, we will of course move on to site plan approval with the Planning Board and obtaining any necessary state permits.

I look forward to presenting this application at your earliest convenience and remain

Sincerely,
White Mountain Survey & Engineering, Inc.

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



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Northeast Perspective



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Northwest Perspective



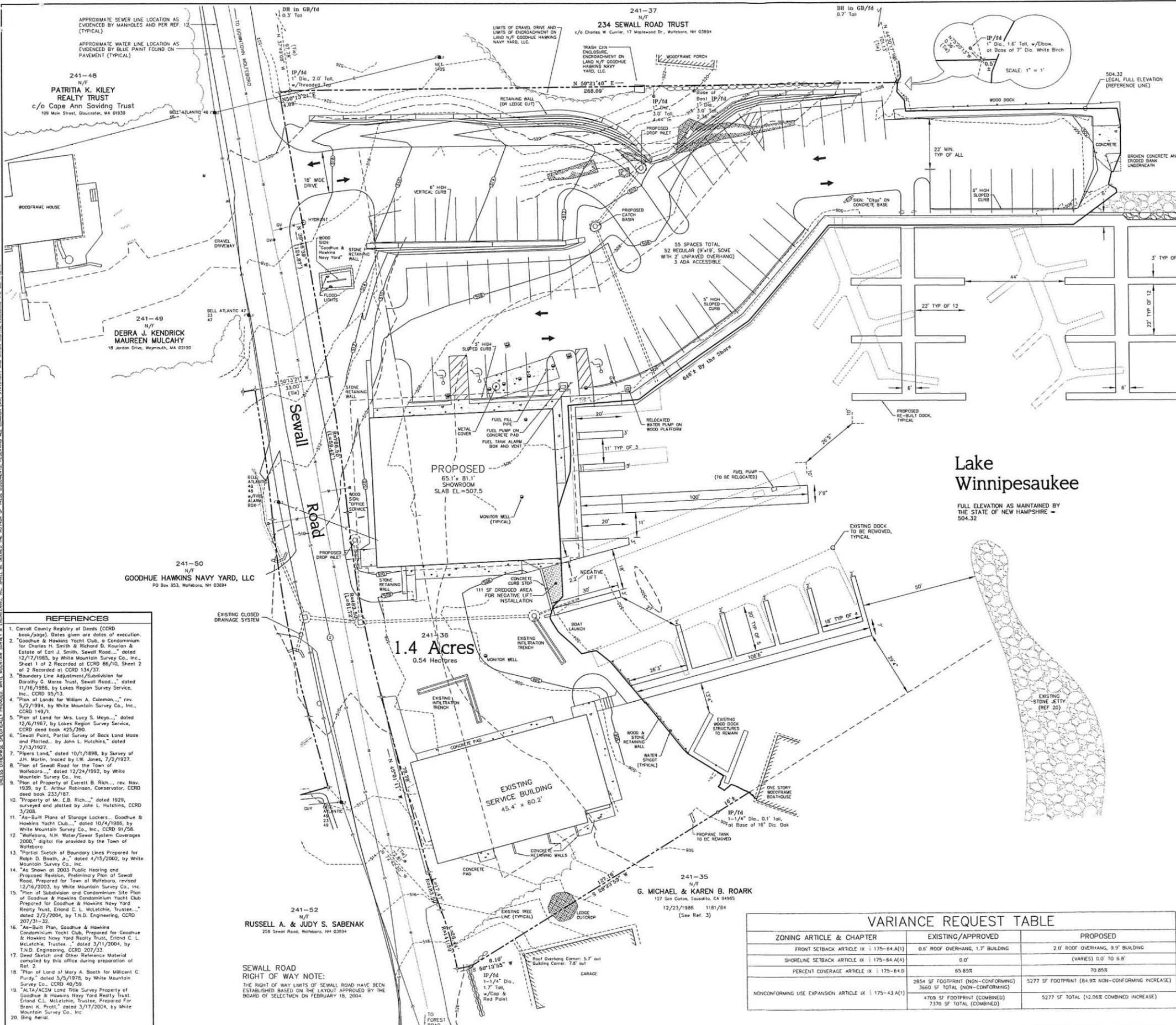
SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Southwest Perspective



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

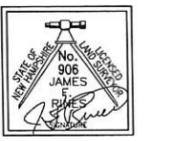
GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Southeast Perspective



FLOODPLAIN NOTE:
 PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WOLFEBORO, COMMUNITY-PANEL #30239 0710 B, EFFECTIVE DATE 3/19/2013, THE MAJORITY OF THE SUBJECT PARCEL LIES WITHIN ZONE X, WHICH IS DEFINED AS THOSE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". A PORTION OF THE SUBJECT PARCEL ADJACENT TO LAKE WINNIPESAUKEE AND BELOW ELEVATION 506 LIES WITHIN ZONE AE, WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED.

SUBJECT PARCEL INFORMATION
 Tax Map Number — 241-36
 Owner of Record — GOODHUE HAWKINS NAVY YARD, LLC
 PO Box 853, Wolfboro, NH 03894
 Source Deed — 3/12/2004 2272/B40
 See Also CCRD 2272/858, dated 3/12/2004
 and CCRD 2400/971, dated 3/25/2004.

ZONING INFORMATION
 Zoning District — SFR — SHORE FRONT RESIDENTIAL
 Building Setbacks — Front Yard (Street): 30'
 Side Yard: 5' (Shore Front Residential)
 Shoreline: 50'



- REFERENCES**
- Carroll County Registry of Deeds (CCRD book/page). Dates given are dates of execution.
 - "Goodhue & Hawkins Yacht Club, a Condominium for Charles H. Smith & Richard B. Kourian & Estate of Earl J. Smith, Sewall Road..." dated 12/17/1985, by White Mountain Survey Co., Inc., Sheet 1 of 2 Recorded at CCRD 86/10, Sheet 2 of 2 Recorded at CCRD 134/37.
 - "Boundary Line Adjustment/Subdivision for Dorothy C. Marie Trust, Sewall Road..." dated 11/16/1985, by Lakes Region Survey Service, Inc., CCRD 95/73.
 - "Plan of Land for William A. Coleman..." rev. 5/2/1994, by White Mountain Survey Co., Inc., CCRD 149/1.
 - "Plan of Land for Mrs. Lucy S. Meys..." dated 12/6/1967, by Lakes Region Survey Service, CCRD deed book 425/390.
 - "Sewall Point, Partial Survey of Back Land Mode and Plotted..." by John L. Hutchins, dated 7/13/1927.
 - "Pipers Land..." dated 10/1/1898, by Survey of J.H. Marlin, traced by I.W. Jones, 7/2/1927.
 - "Plan of Sewall Road for the Town of Wolfboro..." dated 12/24/1992, by White Mountain Survey Co., Inc.
 - "Plan of Property of Everett B. Rich..." rev. Nov. 1939, by E. Arthur Robinson, Conservator, CCRD deed book 233/187.
 - "Property of Mr. E.B. Rich..." dated 1929, surveyed and plotted by John L. Hutchins, CCRD 3/208.
 - "As-Built Plans of Storage Lockers, Goodhue & Hawkins Yacht Club..." dated 10/4/1986, by White Mountain Survey Co., Inc., CCRD 91/58.
 - "Wolfboro, N.H. Water/Sewer System Coverages 2000" digital file provided by the Town of Wolfboro.
 - "Partial Sketch of Boundary Lines Prepared for Ralph D. Booth, Jr." dated 4/15/2000, by White Mountain Survey Co., Inc.
 - "As Shown at 2003 Public Hearing and Proposed Revision, Preliminary Plan of Sewall Road, Prepared for Town of Wolfboro, revised 12/16/2003, by White Mountain Survey Co., Inc.
 - "Plan of Subdivision and Condominium Site Plan of Goodhue & Hawkins Condominium Yacht Club Prepared for Goodhue & Hawkins Navy Yard Realty Trust, Erind C. L. Melatchie, Trustee..." dated 2/2/2004, by T.N.D. Engineering, CCRD 207/31-32.
 - "As-Built Plan, Goodhue & Hawkins Condominium Yacht Club, Prepared for Goodhue & Hawkins Navy Yard Realty Trust, Erind C. L. Melatchie, Trustee..." dated 3/1/2004, by T.N.D. Engineering, CCRD 207/33.
 - Deed Sketch and Other Reference Material compiled by this office during preparation of Ref. 2.
 - "Plan of Land of Mary A. Booth for Millicent C. Purdy..." dated 5/5/1978, by White Mountain Survey Co., CCRD 40/59.
 - "ALTA/ACSM Land Title Survey Property of Goodhue & Hawkins Navy Yard Realty Trust, Erind C.L. Melatchie, Trustee, Prepared for Brent K. Pratt..." dated 3/17/2004, by White Mountain Survey Co., Inc.
 - Bing Aerial.

VARIANCE REQUEST TABLE

ZONING ARTICLE & CHAPTER	EXISTING/APPROVED	PROPOSED
FRONT SETBACK ARTICLE IX : 175-64(A)1	0.6' ROOF OVERHANG, 1.7' BUILDING	2.0' ROOF OVERHANG, 3.9' BUILDING
SHORELINE SETBACK ARTICLE IX : 175-64(A)4	0.0'	(VARIES) 0.0' TO 6.8'
PERCENT COVERAGE ARTICLE IX : 175-64.D	65.85%	70.85%
NONCONFORMING USE EXPANSION ARTICLE IX : 175-43(A)1	2854 SF FOOTPRINT (NON-CONFORMING) 3660 SF TOTAL (NON-CONFORMING)	5277 SF FOOTPRINT (84.9% NON-CONFORMING INCREASE) 7370 SF TOTAL (12.05% COMBINED INCREASE)

LEGEND

241-35 Tax Map Number	Utility Pole
N/F New or Formerly	Overhead Utility Lines
# Iron Pipe	Stone Wall
DH Drive Hole	Found
GB Granite Bound	Gravel Drive/Parking
fd Found	Property Boundary
TBS Monument To Be Set	Limited Common
L.C. Limited Common	Diameter
DiG. Diameter	506- Existing Contour
GV Gate Valve	Proposed Contour
CP Computed Point	



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 ISSUES 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 EARLIER PLANS.

James F. Rines
 PLAN PREPARED BY WHITE MOUNTAIN SURVEY & ENGINEERING, INC.
 JAMES F. RINES, P.E., L.L.P., C.E.P.S.C.
 AUGUST 3, 2016
 DATE

ZONING APPLICATION PLAN

PREPARED FOR
GOODHUE HAWKINS NAVY YARD, LLC
 244 SEWALL ROAD, TOWN OF WOLFEBORO
 COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE

0 10 20 40
 FEET: 1" = 20'

0 3.4 6.8 10.2 13.6 17.0
 METERS 1:240

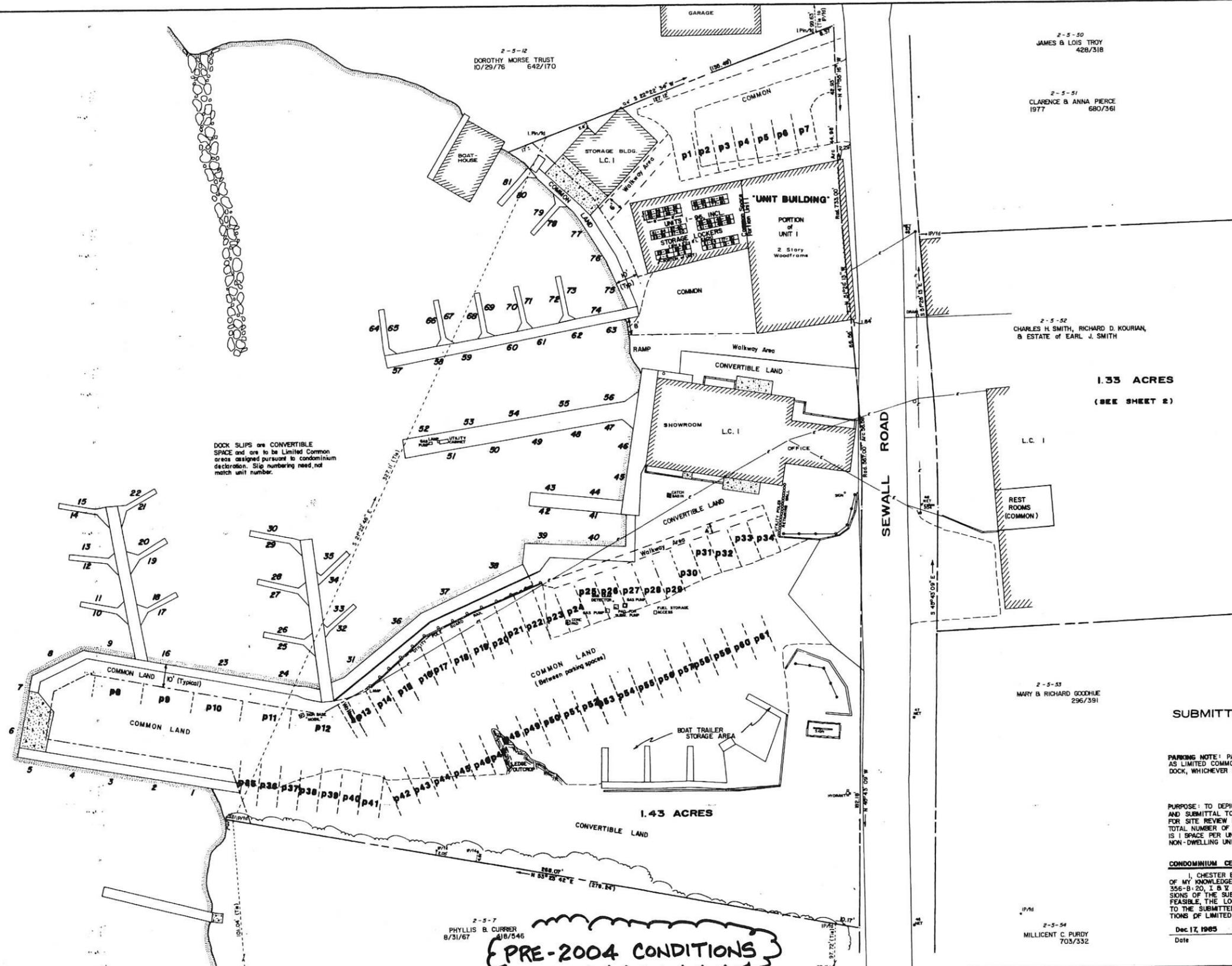
SHEET 1 OF 1

RESEARCH: SJA/DEM
 COMPS: KPA
 CADD: KPA/LL/DRP
 MATH: JFR
 PLAN: JFR

DATE: _____ REVISION: _____

WHITE MOUNTAIN SURVEY & ENGINEERING, INC.
 (603) 539-4118 www.whitemountainsurvey.com

LAKE WINNIPESAUKEE



DOCK SLIPS are CONVERTIBLE SPACE and are to be Limited Common areas assigned pursuant to condominium declaration. Slip numbering need not match unit number.

PRE-2004 CONDITIONS

2-5-50
JAMES B LOIS TROY
428/318

2-5-51
CLARENCE & ANNA PIERCE
1977 680/361

2-5-52
CHARLES H. SMITH, RICHARD D. KOURIAN,
& ESTATE OF EARL J. SMITH

1.33 ACRES
(SEE SHEET 2)

2-5-53
MARY B RICHARD GOODHUE
296/391

SUBMITTED LAND = 2.76 ACRES

PARKING NOTE: PARKING SPACES ARE CONVERTIBLE TO BE ASSIGNED AS LIMITED COMMON AT A MINIMUM OF ONE PER UNIT OR ONE PER DOCK, WHICHEVER IS GREATER, AND PURSUANT TO THE DECLARATION.

PURPOSE: TO DEPICT THE CONCEPT OF A CHANGE IN OWNERSHIP AND SUBMITTAL TO THE CONDOMINIUM STATUTE (RSA 356-B) FOR SITE REVIEW BY THE WOLFEBORO PLANNING BOARD. TOTAL NUMBER OF UNITS = 96. MINIMUM PARKING ALLOCATION IS 1 SPACE PER UNIT. UNITS ARE STORAGE LOCKERS AND ARE NON-DWELLING UNITS.

CONDOMINIUM CERTIFICATION - UNITS 1-96

I, CHESTER E. CHELLMAN, L.L.S., HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B:20, 1 & 2 AND IT ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED AND CONVERTIBLE LANDS AND, TO THE EXTENT FEASIBLE, THE LOCATION AND DIMENSIONS OF ALL EASEMENTS APPURTENANT TO THE SUBMITTED LAND AND THE EXISTING AND CONTEMPLATED LOCATIONS OF LIMITED COMMON AREAS AND OTHER IMPROVEMENTS.

Dec 17, 1985
Date
CHESTER E. CHELLMAN, L.L.S.

2-5-7
PHYLLIS B. CURRER
8/31/67

2-5-54
MILLICENT C. PURDY
703/332

PLANNING BOARD	
APPROVED	DATE DEC. 17, 1985 FILE NO. 855-59
CHAIRMAN	FOR SIGNATURES
MEMBER	SEE RECORDED PLAN
Date	Revision

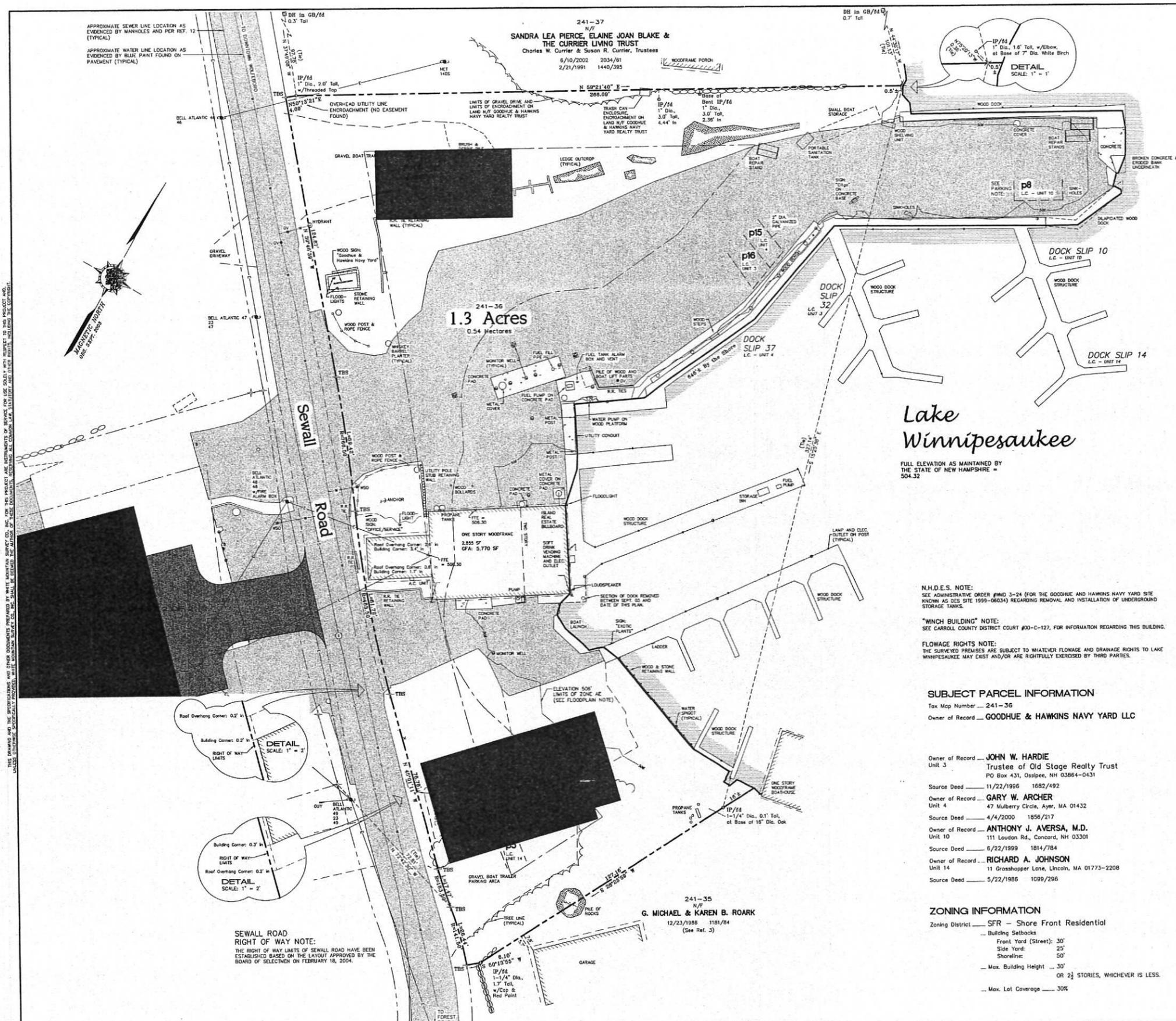
- REFERENCES**
1. Carroll County Registry of Deeds (CCRD book/page)
 2. Plan of Land of Mary A. Booth for Millicent C. Purdy, dated 2/5/76 by White Mtn. Survey Co., CCRD 40/26
 3. Plan of Charles H. Smith & Richard D. Kourian, by Lakes Region Survey Service, CCRD 80/50
 4. Plan of Sewall Point, dated 1980 by J.H. Merrill.
 5. Town Clerk's Records re: Sewall St. Extension, 1901 page 309 & 310

GOODHUE & HAWKINS YACHT CLUB
A CONDOMINIUM FOR
Charles H. Smith & Richard D. Kourian
& Estate of Earl J. Smith
SEWALL ROAD, WOLFEBORO, N.H.

CERTIFICATION
THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN SURVEYED DURING SEPT. & OCT. 1985 USING THEODOLITE AND E.D.M. METHODS.
EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREAS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE. ANY DEEP REFERENCE SHOWN ARE SOLELY FOR GENERAL INFORMATION.
Dec 17, 1985
DATE
CHESTER E. CHELLMAN, L.L.S.

SHEET 1 of 2	
RESEARCH	WS
FIELD WORK	WS
COMPS	WS
DRAFTING	WS
TRACKING	SW
MATH CHK	SW
PLAN CHK	SW





Lake Winnepesaukee
 FULL ELEVATION AS MAINTAINED BY THE STATE OF NEW HAMPSHIRE = 504.32

FLOODPLAIN NOTE:
 PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WOLFEBORO, COMMUNITY-PANEL #30239 B015 A EFFECTIVE DATE 5/17/1989, MOST OF SUBJECT PARCEL 241-36 DEPICTED ON THIS SHEET LIES WITHIN ZONE X, WHICH IS DEFINED AS THOSE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, A PORTION OF THE SUBJECT PREMISES DEPICTED ON THIS SHEET, ADJACENT TO LAKE WINNEPESAUKEE AND BELOW ELEVATION 508 LIES WITHIN ZONE AE, WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED.

N.H.D.E.S. NOTE:
 SEE ADMINISTRATIVE ORDER #M03-3-24 (FOR THE GOODHUE & HAWKINS NAVY YARD SITE KNOWN AS 025 SITE 1995-0603A) REGARDING REMOVAL AND INSTALLATION OF UNDERGROUND STORAGE TANKS.

"WINCH BUILDING" NOTE:
 SEE CARROLL COUNTY DISTRICT COURT #00-C-127, FOR INFORMATION REGARDING THIS BUILDING.

FLOWAGE RIGHTS NOTE:
 THE SURVEYED PREMISES ARE SUBJECT TO WHATEVER FLOWAGE AND DRAINAGE RIGHTS TO LAKE WINNEPESAUKEE MAY EXIST AND/OR ARE RIGHTFULLY EXERCISED BY THIRD PARTIES.

2004 ZBA PLAN

SUBJECT PARCEL INFORMATION
 Tax Map Number — 241-35
 Owner of Record — GOODHUE & HAWKINS NAVY YARD LLC

Owner of Record — JOHN W. HARDIE
 Trustee of Old Stage Realty Trust
 PO Box 431, Ossipee, NH 03864-0431

Source Deed — 11/22/1996 1682/492
 Owner of Record — GARY W. ARCHER
 47 Mulberry Circle, Ayer, MA 01432

Source Deed — 4/4/2000 1856/217
 Owner of Record — ANTHONY J. AVERSA, M.D.
 111 Loudon Rd., Concord, NH 03301

Source Deed — 6/22/1999 1814/784
 Owner of Record — RICHARD A. JOHNSON
 11 Grasshopper Lane, Lincoln, MA 01773-2208

Source Deed — 5/22/1986 1059/296

ZONING INFORMATION
 Zoning District — SFR — Shore Front Residential

- Building Setbacks
 - Front Yard (Street): 30'
 - Side Yard: 25'
 - Shoreline: 50'
- Max. Building Height — 30' OR 2 1/2 STORIES, WHICHEVER IS LESS.
- Max. Lot Coverage — 30%

LEGEND		REFERENCES		LOCATION PLAN	
241-35	Tax Map Number	1. Carroll County Registry of Deeds (CCRD book/page)			
IP	Iron Pipe	2. "Goodhue & Hawkins Navy Yard, a Condominium for Charles H. Smith & Richard D. Kaulon & Estate of Carl J. Smith, Sewall Road," dated 12/17/1985, by White Mountain Survey Co., Inc., Sheet 1 of 2			
DB	Ditch Hole	3. "Boundary Line Adjustment/Subdivision for Dorothy G. Morse Trust, Sewall Road," dated 11/16/1988, by Lakes Region Survey Service, Inc., CCRD 85/113, of CCRD 134/37.			
GB	Graville Bound	CERTIFICATION THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN SURVEYED DURING SEPTEMBER AND OCTOBER 2003, AND DURING MARCH 2004, USING THEODOLITE AND E.D.M. METHODS WITH A RESULTING TRAVERSE ACCURACY OF CLOSURE EXCEEDING 1:15,000. THIS PLAN HAS BEEN PREPARED BY ME AND THOSE UNDER MY DIRECT SUPERVISION, EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT REPRESENT ANY GUARANTEES, TITLE OR OTHERWISE. DEED REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION.			
FB	Found	ZONING BOARD APPLICATION PLAN PREPARED FOR Goodhue & Hawkins Navy Yard LLC SEWALL ROAD, TOWN OF WOLFEBORO COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE			
L.C.	Limited Common	DATE: SEPT. 24, 2004 DATE: JAMES F. RINES, L.L.S., #908			
DiA	Diameter	CONTINUED ON SHEET 2 OF 2			
GV	Gate Valve	REVISION DATE: 10/26/04 REDUCE PROPOSED BUILDING SIZE			
GA	Gross Floor Area	DATE: _____ REVISION: _____			
CP	Concrete Panel	SHEET 1 OF 2			
UP	Utility Pole	RESEARCH: JZA FIELD: SJK/SJK COMPS: JVA CAD: JVA MATH CHK: WJS PLAN CHK: WJS			
UL	Overhead Utility Lines	SCALE: 1" = 30' METERS 0.240			
SW	Stone Wall	WHITE MOUNTAIN SURVEY CO., INC. (603) 539-4118 www.whitemountainsurvey.com			
PO	Pavement	P11-3-344.003			
GP	Gravel Drive/Parking				