

201603

TOWN OF WOLFEBORO

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FEB 1 2016

SPECIAL USE PERMIT APPLICATION

PLEASE PRINT CLEARLY OR TYPE

WOLFEBORO PLANNING DEPT.

OWNER OF RECORD: Joshua A. Siegel 2003 Revocable Tr TELEPHONE #: 630-661-6958
MAILING ADDRESS: 36 Pine Street BUS. PHONE #:
Exeter NH 03833 E-MAIL ADDRESS: aspenlab@me.com

APPLICANT'S NAME (if other than owner of record)

TELEPHONE #:
MAILING ADDRESS: BUS. PHONE #:
E-MAIL ADDRESS:

AGENT'S NAME: Ames Associates, Nicol Roseberry TELEPHONE #:
MAILING ADDRESS: 164 NH Route 25 BUS. PHONE #: 603-279-5705
Meredith NH 03253 E-MAIL ADDRESS: nicol@amesassociates.com

PHYSICAL LOCATION OF PROPOSED IMPACT AREA: 17 Stephenson Lane

TAX MAP #: 244 LOT#: 19 SUB LOT #:

USE OF PROPOSED IMPACT AREA (See Article 2.1.6): construction of a workshop, modification
of an existing driveway location, and temporary impact of ground surface during construction.

ATTACHMENTS REQUIRED:

A. Application for a Special Use Permit shall be made on forms supplied by the Planning Board and shall include a site plan containing the following information on one or more sheets at a scale of 1 inch = 100 feet or larger, and a report demonstrating compliance with the requirements listed below in Section X.B.

In accordance with NH State Law, the wetlands boundaries shall be delineated by a Certified Wetlands Scientist, the plan shall be prepared by a Licensed Land Surveyor or Professional Engineer if it contains property boundaries or topography and construction details for building or erosion control/storm water management or proposed landscaping

# TOWN OF WOLFEBORO

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## SPECIAL USE PERMIT APPLICATION

structures shall be design by a Professional Engineer, Licensed Landscape Architect or Certified Professional in Erosion and Sediment Control.

1. North arrow and date.
  2. Property lines.
  3. Locus map showing adjacent wetlands and other significant hydrological features.
  4. Names and addresses of abutting property owners and holders of conservation restrictions and easements.
  5. Wetland limit and wetland buffer.
  6. Soil types.
  7. Vegetation types.
  8. Topographic contours at no greater than 5 foot intervals.
  9. Surface drainage patterns, intermittent and year-round.
  10. Existing and proposed development, proposed removal of vegetation and alteration of the land surface.
  11. Computation of the area to be impacted, in square feet of surface area *in the wetlands and buffer*.
  12. Storm Water *Implementation Plan (SWIP)* proposed during and after construction.
  13. Other Significant Natural Features
  14. Approval Block: In lower right hand corner
  15. 15 copies – 11 x 17 Reductions of the plan
- B. Project Report including the following:**
- 1) Description of the ecological communities, floral and faunal
  - 2) Functions of the wetland and effects of the impact on the wetland. The method used for wetland evaluation is at the discretion of the applicant.
  - 3) Measures taken to minimize the impact

**NOTE:** The site plan submitted for subdivision or site plan application to the Planning Board is acceptable if it meets all of the above requirements.

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Should the applicant/owner not be a real person, evidence is required and must be attached certifying the person signing is duly authorized by the body he/she is representing.

Certification of Familiarity: I Nicol Roseberry (Ames Associates), owner and/or agent, do hereby certify that I have received a copy of the Wetlands Conservation Overlay District of the Wolfeboro Planning & Zoning Ordinance.

[Signature]      Nicol Roseberry      1/28/16  
Owner/Applicant      Date  
Joshua Siegel      Ames Associates, agent

Authorization for Inspection: I, Joshua A. Siegel (trustee), owner of record do hereby apply for a Special Use Permit and authorize Planning Board Members, Conservation Commission Members, Code Officer, Health Officer, Town Planner or any other designee of the Planning Board to enter and inspect the property on which the impact is to occur during the application process and, upon issuance of a permit, to insure compliance with said permit.

[Signature]      1/28/16  
Owner      Date



# Ames Associates

164 NH Route 25  
Meredith, NH 03253

Phone: (603) 279-5705

Fax: (603) 279-7878

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.**

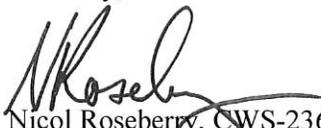
Construction of the proposed workshop, modification of the driveway, and temporary ground impacts will be done in a way that minimizes the impact to the wetlands setbacks and buffers, and will ultimately result in less permanent impact through reduction of impervious surface coverage in those areas. 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.

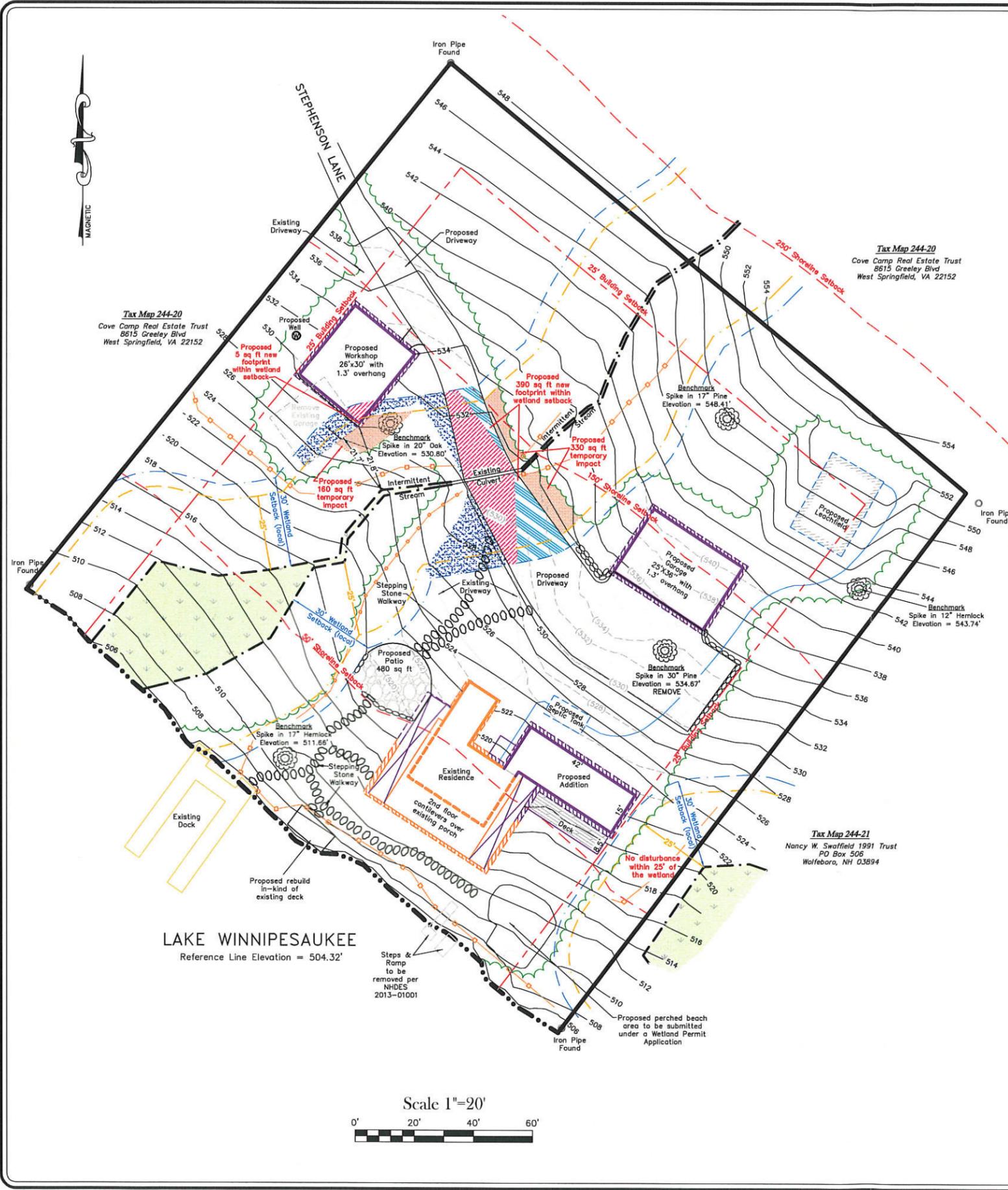
The Applicant is confident this submittal meets the requirements outlined in Section 175-65,B 175-5, A-G and 175-10, B(1-3) which are the criteria necessary to grant approval for a Special Use Permit for the proposed project. If you have any questions or require clarification, please feel free to contact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

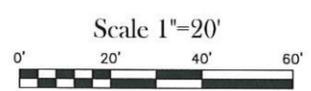


**Tax Map 244-20**  
Cove Camp Real Estate Trust  
8615 Greeley Blvd  
West Springfield, VA 22152

**Tax Map 244-20**  
Cove Camp Real Estate Trust  
8615 Greeley Blvd  
West Springfield, VA 22152

**Tax Map 244-21**  
Nancy W. Swaffield 1991 Trust  
PO Box 506  
Wolfeboro, NH 03894

**LAKE WINNIPESAUKEE**  
Reference Line Elevation = 504.32'



**Notes:**

- Property lines shown are based on a boundary survey of this property performed by Ames Associates (Boundary Retracement Survey land of Joshua A. Siegel 2003 Revocable Trust, 11/13/2015).
- Average shoreline frontage along reference line = 235'±
- Wetlands & Soils:**  
A wetland delineation was performed by Nicol Roseberry, CWS-236, of Ames Associates, Meredith NH. The following standards were utilized:
  - US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Final Report ERDC/EL TR-12-1 (Jan 2012).
  - Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
  - North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009)
  - Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).
- Vegetation & Soil Types:** This lot is predominantly covered by mixed forest. The NRCS Web Soil Survey illustrates a soil type of 167C (Paxton fine sandy loam, well drained) for this property. The poorly drained equivalent for the wetland areas would be 656C (Ridgebury).
- Project Description:**
  - Construct a 15'x42'± addition to the NE corner of the existing residence; extend the existing porch NE along the W and E sides of the residence; construct a deck along the south side of the proposed addition
  - Construct a 25'x36' garage approximately 58' NE of the existing residence
  - Replace an existing detached garage NW of the residence with a 26'x30' workshop slightly NE of the garage to be replaced
  - Modify and extend the footprint of the existing driveway to provide access around the proposed workshop, and to the proposed garage NE of the residence
  - Install a 480 sq ft patio at the NW corner of the residence
  - Install stepping stone walkways between the driveway, patio, residence and waterfront
  - Install a proposed septic system
- Wetland Setback & Buffer Impacts:**
  - The existing detached garage currently impacts 170 sq ft of wetland setback and buffer (includes extent of roof eaves). The proposed workshop will reduce that impact to 65 sq ft (includes extent of eaves). Just 5 sq ft of the proposed workshop will be new impact located outside of existing garage and driveway footprints within the wetland setback.
  - The existing driveway currently impacts 1,265 sq ft of wetland setback and buffer. The proposed driveway will reduce that impact to 1,040 sq ft. New driveway footprint within the wetland setback and outside of the existing driveway impact will be 390 sq ft.
  - Temporary wetland buffer impact due to proposed excavation and/or regrading of land will be 485 sq ft. These areas are located SE of the proposed workshop and NE of the driveway.

**LEGEND**

Eaves	
Erosion Control	
Reference Line	
Unaltered Area (mixed forest)	
Wetland	
Wetland Buffer Temp Impact	
Wetland Setback Impact (existing; to remain)	
Wetland Setback Impact (existing; to be removed)	
Wetland Setback Impact (new proposed)	



**Locus Map**  
-not to scale-

**Owner of Record:**  
Joshua A. Siegel 2003 Revocable Trust  
36 Pine Street  
Exeter NH 03833

**Wolfeboro Special Use Permit**  
**PROPOSED CONDITIONS**

land of  
**JOSHUA A. SIEGEL**  
**2003 REV TRUST**  
**Tax Map 244 Lot 19**

17 Stephenson Lane, Wolfeboro  
Carroll County, New Hampshire

	<b>AMES ASSOCIATES</b> 164 NH Route 25 Meredith, NH 03253 603-279-5705 603-279-7878 FAX	
	LAND SURVEYORS & SEPTIC DESIGNERS ENVIRONMENTAL CONSULTANTS WETLAND & SOIL SCIENCE WWW.AMESASSOCIATES.COM	
PLAN DATE 1/28/2016 REVISION DATE 2/11/2016	PROJECT NO. Siegel 244-19 SCALE 1"=20'	DRAWN BY NR

WOLFEBORO PLANNING BOARD  
APPROVAL FOR SPECIAL USE PERMIT

CHAIRMAN: \_\_\_\_\_

MEMBER: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_

CASE #: \_\_\_\_\_