

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
APPROVED MINUTES  
July 24, 2023**

*Chair Lenore Clark opened the meeting at 2:00 pm at the Wolfeboro Town Hall.*

**Members Present:** Lenore Clark, Chair, Brian Gifford, Brenda Jorett, Members, Bob Gilbert, Warren Muir, Alternates.

**Public Present:** Kathy Barnard.

**Lifetime Green Homes  
Willow Street/Lake Winnepesaukee  
Tax Map #204-17  
Special Use Permit**

The applicant proposes to impact 858 SF of shrub, wet meadow wetlands for access and parking for a proposed apartment complex.

Referencing the Lifetime Green Homes Special Use Permit (SUP), Tax Map #204-17, the Wolfeboro Conservation Commission reviewed said application for the proposed project to build eight condominium units and provide 17 parking spaces on the peninsula at the end of Willow Street, as well as to provide foot traffic access from the Bridge Falls rail trail. We previously reviewed a NHDES Wetlands Standard Dredge & Fill permit application; these comments should be considered in addition to prior comments regarding such.

It is somewhat difficult to advise on the SUP application specifically, as a major component of such was missing, namely, the calculations of the amount of proposed impact within the jurisdictional wetland buffer. The stamped wetland delineation by White Mountain Survey (now Horizons Engineering) that was provided to the Commission as part of the SUP application does not specify whether the delineated wetlands are classified as “poorly drained” or “very poorly drained,” which would result in different amounts of buffer impact due to differing respective setback requirements.

The Commission agrees the wetland area that will be directly impacted to construct the parking lot may be of relatively low value for certain functions, however, does not agree that it is “valueless” as asserted in the narrative. The Commission has witnessed wildlife activity both directly and indirectly in the form of “wildlife sign,” for example, and do not believe this should be completely discounted.

We appreciate the applicant’s extensive stormwater management plan, which contains an operation and maintenance schedule. It also contains helpful information on invasive plant removal and disposal from UNH Cooperative Extension. This information will only be useful, however, if the contractors understand what species are present so they can take appropriate steps. Commission members have positively identified Oriental bittersweet (*Celastrus orbiculatus*) as well as other species, though did not conduct a thorough review of the site. The Planning Board may wish to stipulate that a knowledgeable professional be consulted, and that the wheels of all heavy machinery be washed prior to leaving the site as that is one of the routes by which invasive plant material is spread.

We noted a *potential* in-ground swimming pool on the proposed plans. The Commission has questions regarding the environmental impact of such, especially with regard to the regular draining of water that contains chemicals and/or saltwater and would like to be notified if and when the builder decides to construct such. We also recognize that given the history of shorefront industry and filling activity, the Front Bay sediments are best left

undisturbed. To that end, the presence of a pool may actually discourage additional boating activity which may be helpful for the health of the bay.

Although mentioned in our prior comments, the Commission feels strongly and are therefore reiterating that site-specific soil testing needs to be conducted to determine what is actually present on location, and the potential for hazardous materials given the presence of the old mill. Natural Resources Conservation Service (NRCS) online soil maps were referenced in Section 2.2 “Existing Conditions” of the Stormwater Management Report. It should be noted that, per the NRCS:

*Soil surveys seldom contain detailed site-specific information and are not designed for use as primary regulatory tools in site-specific permitting decisions but are useful for broad regulatory planning and application. Official Soil Survey Information is public information and may be interpreted by organizations, agencies, units of government, or others based on their own needs; however, users are responsible for the appropriate application of soil survey information.* (from “Site Specific Soil Investigations, Testing, Interpretation, and Evaluation (Parts 629-634)” of the USDA, NRCS Technical Soil Services Handbook, available online, accessed 7/25/23).

Finally, the Commission notes that a NHDES Shoreland Permit will be necessary for this project and that the applicant intends to apply for such “after receipt of the Wolfeboro Site Plan and Special Use Permits.” We recommend that if approved, the Planning Board make issuance of the SUP contingent upon future receipt of the Shoreland permit.

*There being no further business before the Commission, the meeting was adjourned.*

Respectfully Submitted,  
*Lee Ann Hendrickson*  
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