

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
DRAFT MINUTES
April 2, 2024**

Chair Lenore Clark opened the meeting at 9:22 am at the Wolfeboro Town Hall Annex conference room.

Members Present: Lenore Clark, Chair, Brenda Jorett, Peter Foley, Brian Gifford, Members.

**I. NH DES Application Review
Seige 2012 Irrevocable Trust
257 McManus Road/Crescent Lake
Tax Map #219-29
Standard Dredge & Fill**

The applicant proposes to reduce an existing 6'x40' seasonal dock to a 6'x35' seasonal hinged pier anchored to a 7'x2' concrete anchoring block, provide a 4'x20' connecting walkway along the shore to a proposed 6'x30' seasonal hinged pier anchored to a 7'x2' concrete anchoring block to create a U-shaped docking structure.

The Wolfeboro Conservation Commission noted no objection to the Seige 2012 Irrevocable Trust Standard Dredge & Fill application, Tax Map #219-29, as proposed. The Commission noted that the Commission holds the easement on the abutting property. The Commission requests that if there is any lighting associated with the new docks, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

**David and Stacey Richard
210 McManus Road/Crescent Lake
Tax Map #219-15
Expedited Minimum Impact**

The applicant proposes to remove an existing seasonal dock and concrete anchoring pad, install a 6'x30' seasonal dock supported by a 4'x6'6" concrete anchoring pad on the shore, and install a seasonal watercraft lift with canopy.

The Wolfeboro Conservation Commission noted no objection to the David and Stacey Richard Expedited Minimum Impact application, Tax Map #219-15, as proposed. The Commission requests that if there is any lighting associated with the new docks, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and

proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

Richard and Joanne Akie
718 North Main Street/Lake Winnepesaukee
Tax Map #147-5
Standard Dredge & Fill

The applicant proposes to repair an existing permanent dock and breakwater "in-kind", install a concrete anchoring pad on the shore for support of a 6'x40' seasonal dock, install a 14'x30' seasonal canopy between the proposed and existing seasonal docks, and install two watercraft lifts in legal slips.

The Wolfeboro Conservation Commission noted no objection to the Richard and Joanne Akie Standard Dredge & Fill application, Tax Map #147-5, as proposed. The Commission requests that if there is any lighting associated with the new docks, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

II. Other Business

NH House Bill 1302

The Commission discussed NH House Bill 1302 which has moved on to a NH Senate committee and reviewed NHACC's email regarding their thoughts on the bill. The Commission agreed with NHACC's assessment that such could lead to lower participation. The bill would allow municipalities to opt to have elected Conservation Commissions rather than appointed. General consensus of the Commission is for the positions to be appointed.

ZBA Application

The Commission reviewed an agenda item from the April 1 ZBA meeting, at which the proposed boatyard expansion on Filter Bed Road was denied.

There being no further business before the Commission, the meeting was adjourned at 10:03 am.

Respectfully Submitted,
Lee Ann Hendrickson
Lee Ann Hendrickson