

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
APPROVED MINUTES  
June 30, 2021**

*Chair Lenore Clark opened the meeting at 9:30 am at the Town Hall Annex Meeting Room.*

**Members Present:** Lenore Clark, Chair, Bob Gilbert, Brian Gifford, Members.

**Warren Muir  
Tax Map #215-5  
Whitegate Road, Lake Winnepesaukee  
Expedited Minimum Impact**

The applicant proposes maintenance dredging to provide/allow continued usefulness of an existing grandfathered boathouse.

***The Wolfeboro Conservation Commission noted no objection to the Warren Muir Expedited Minimum Impact application, Tax Map #215-5.***

**Dennis Farrell  
Tax Map #204-94  
70 River Road, Crescent Lake  
Permit By Notification**

The applicant proposes to temporarily impact 315 square feet along 15 linear feet of bank in order to install a 2'x7' foot concrete anchoring pad and 6'x 30' seasonal dock along approximately 175 linear feet of shoreline frontage on Crescent Lake in Wolfeboro.

***The Wolfeboro Conservation Commission noted no objection to the Dennis Farrell Permit By Notification application, Tax Map #204-94.***

**Fisher Family Trust  
Tax Map #227-42  
78 Spruce Road, Lake Winnepesaukee  
Standard Dredge & Fill**

The applicant proposes to remove an existing double-U shaped dock and replace with cantilevered dock along an existing breakwater to provide two slips, said breakwater to be reconfigured. Construct new dug-in boathouse to provide two additional boat slips.

***Referencing the Fisher Family Trust Standard Dredge & Fill application, Tax Map #227-42, the Wolfeboro Conservation Commission notes that the project as proposed is classified as a "Major Impact" project and appreciates that the proposed cantilevered dock will have less impact on the lake than the current double-***

*U shaped dock. The Commission maintains that dug-in boathouses, while allowed per current DES regulations, are not the least impactful alternative. From an ecological standpoint, seasonal docks and canopies would provide less impact. We acknowledge that dug-in boathouses may be a preferred alternative in terms of navigation of the public water body by others. However, the presence of the breakwater already acts as a buffer from the public. There was some confusion as to what the exact proposal is regarding the breakwater. The application mentions “reconfiguration” in the narrative and “relocation” on the plans, but neither is explicitly depicted. It would be helpful to see the proposed location/configuration of the breakwater superimposed upon the existing location/configuration. There was some concern about the steepness of the proposed breakwater. We appreciated the great level of detail throughout the rest of the plans with respect to erosion control measures. We questioned whether there would be any lighting associated with this proposal. Below is a copy-and-paste of the section of Wolfeboro’s Dark Sky Ordinance (Zoning Ordinance 175-53) pertaining to residential lighting. We respectfully request that the project adhere to this ordinance if lighting is to be installed:*

*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.*

Viewpoint Drive, LLC Standard  
Tax Map #258-26  
23 Viewpoint Drive, Lake Winnepesaukee  
Standard Dredge & Fill

The applicant proposes to install a 985 square foot “double T” shaped crib-supported dock with three seasonal canopies; the proposed structure along with an existing dock will provide a total of five slips on a lot with 326 feet of average frontage.

*Referencing the Viewpoint Drive, LLC Standard Dredge & Fill application, Tax Map #258-26, the Wolfeboro Conservation Commission notes that the project as proposed is classified as a “Major Impact” project and notes there was an NHB “hit” regarding State-listed Common loons nesting in close proximity to the proposed project, with various success rates over the years. The Commission appreciates that the builders are aware and have timed the project so as not to interfere with the nesting/rearing season. The Commission is concerned however that increased boat traffic in the area will reduce the chances of future chick survival and hope the owners/renters will adhere to the boating practices outlined by the Loon Preservation Council. Regarding the size and configuration of the proposed dock, a site visit was conducted this past winter during review of a prior application to repair the existing dock. During the visit, the shallow depth of the lake was noted, and the Commission understands the need for the proposed length. We questioned the need for the “bump-outs” though. It seems three slips could still be achieved without those, which would result in fewer cribs being needed. We questioned whether the presence of ledge truly necessitates the crib supports, and whether a less impactful seasonal structure couldn’t be built instead. We questioned whether there would be any lighting associated with this proposal. Below is a copy-and-paste of the section of Wolfeboro’s Dark Sky Ordinance (Zoning Ordinance 175-53) pertaining to residential lighting. We respectfully request that the project adhere to this ordinance if lighting is to be installed:*

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*There being no further business before the Commission, the meeting was adjourned at 10:30 am.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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