

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
APPROVED MINUTES
April 5, 2022**

Chair Lenore Clark opened the meeting at 9:00 am at the Town Hall Annex meeting room.

Members Present: Lenore Clark, Chair, Dan Coons, Vice-Chair, Brian Gifford, Jeff Marchand, Members, Sarah Silk, Alternate.

Others Present: Brenda Jorett.

**John and Sandra Kristoferson
Tax Map #177-35
365 Center Street, Lake Wentworth
Standard Dredge & Fill**

The applicant proposes to provide three 7'x2' concrete anchoring pads at the shore behind full lake elevation to hinge the seasonal docks and provide two additional 6'x40' seasonal hinged piers to accommodate four additional boatslips.

The Wolfeboro Conservation Commission noted no objection to the John and Sandra Kristoferson Standard Dredge & Fill application, Tax Map #177-35, however questioned the use of frontage that is part of the Harvey Brook outlet and not Lake Wentworth in the shoreline calculations. It seems that even without counting the brook frontage, the applicant has enough frontage along Lake Wentworth to allow the proposed number of slips. The Commission also requests that if there is any lighting associated with this proposal, 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."

**Pamela Kenney
Tax Map #150-20
257 Governor Wentworth Highway/Lake Wentworth
Expedited Minimum Impact**

The applicant proposes to make necessary repairs to an existing rock rip/rap slope by replacing fallen or dislodged rock back onto the existing slope and install a 6'x2' anchoring pad for the existing seasonal dock.

The Wolfeboro Conservation Commission noted no objection to the Pamela Kenney Expedited Minimum Impact application, Tax Map #150-20.

**339 Camp School Road, LLC
Tax Map #269-2
339 Camp School Road, Rust Pond
Standard Dredge & Fill**

The applicant proposes to install a seasonal 3-slip docking structure; noting the dock extends 60' into Rust Pond due to shallow conditions along the shore.

Referencing the 339 Camp School Road, LLC Standard Dredge and Fill application, Tax Map #269-2, the Wolfeboro Conservation Commission expressed great concern over the proposed length of the seasonal dock, which will extend 86' past the shoreline reference line (not the 60' stated in the narrative), especially on a water body of this size. The Commission appreciates that there is shallow depth as seen in some of the photographs, however we also know from conversations with the O'Dowd's from the neighboring property that boats commonly enter the area to drop people off to spend the day "at the beach," mistaking the O'Dowd land for public land. The Commission thinks the length could be shortened to 60' as stated in their narrative (which is still twice the allowable 30' on Rust Pond) and reconfigured to be in a T-shape instead of a U-shape, to provide two or three slips. The Commission also appreciated that the proposed dock is seasonal and not permanent, and that dredging is not part of the proposal. The current proposal is better for the shoreline ecosystem than dredging, but we think this will present a navigation hazard, especially at night. The Commission questioned the use of the southwestern shoreline in calculations for allowable slips, which is actually the bank of the Perry Brook outlet rather than part of Rust Pond, but acknowledge that the applicant likely has enough shoreline frontage for the slips just using the northern shoreline. Regardless of what size/configuration dock gets permitted, the Commission also requests that if there is any lighting associated with this proposal, 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.

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Sarah Silk exited the meeting.

**Michelle Hansen and Geordy Hutchinson
Tax Map #161-15, 161-16, 175-11
Pine Hill Road
Pre-application Discussion**

The applicant proposes two cluster housing developments off of Pine Hill Road on a large 90-acre parcel; one development will consist of two 45-unit apartment buildings, and the other will consist of 90 single-family manufactured homes on leased lots.

The Conservation Commission's main concern, which is not specific to this project, but to any project of this scope, is the lack of adequate Town infrastructure, especially the capacity to handle wastewater. There is a designated "prime wetland" in the vicinity of the proposed project, and if the wastewater from 180 units is going to be treated on site, there is concern the prime wetland will be impacted. The Commission understands the Public Works Department is conducting a "buildout analysis" of drinking water capacity, but results won't be available until late summer. The Commission will be looking to hear Dave Ford's thoughts on these aspects. Based on experience, the land probably contains much more wet area than the applicant is anticipating. Of course, that will be made clearer once the delineation is complete, but the applicant may need to scale the project back to minimize wetland impacts. The Commission appreciated what the surveyor/civil engineer stated at the March 15, 2022 Planning Board meeting about stormwater management, however as soon as 10% of a property is covered with impervious surfaces, downstream ecology is negatively affected. We know this proposal is still conceptual, but the plan indicates that 75% of the area would be left as open space, presumably leaving 25% covered by impervious surface area. The Commission also appreciated the plan to include solar panels but is skeptical that it would cover the energy needs of such a large development and questioned the Town's ability to provide adequate electricity to make up the difference. (That said, the Commission thinks the addition of solar-powered EV charging stations may fulfill a need, or may encourage, residents with electric cars and would be beneficial.) We do not have issues with a height variance on the two multi-family buildings and appreciate that thought was given to the pitch of the roof in order to maximize solar panel use. Members of the Commission also had concerns about bringing something on the order of 2,400 trips/day into a single neighborhood and expects that a traffic study may be necessary to determine the potential impact on the intersection of Route 109A and Center Street, especially during the summer when the Town's population swells. Finally, should the project be approved, we want to ensure the Dark Sky Ordinance is followed. A development of this scope will impact the night sky, which negatively affects migratory wildlife. While there is respect for the need the applicant is trying to fulfill, the proposal would be viewed more favorably overall if it were scaled back in order to lessen its impacts on the environment.

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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