

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
APPROVED MINUTES  
March 24, 2022**

*Chair Lenore Clark opened the meeting at 9:03 am.*

**Members Present:** Lenore Clark, Chair, Warren Muir, Jeff Marchand, Member.

**Ryan and Melissa Kalled  
Tax Map #264-20  
32 Keniston Island, Lake Winnepesaukee  
Standard Dredge & Fill**

The applicant proposes to provide a single-family perched beach, relocation of 10 SF of material and removal of rock for safe access to the lake bottom; the access steps to the perched beach will be positioned behind the high-water mark.

***The Wolfeboro Conservation Commission noted no objection to the Ryan and Melissa Kalled Standard Dredge & Fill application, Tax Map #264-20, as proposed.***

**Michael and Jennifer Sexton  
Tax Map #242-18  
23 Greenleaf Drive/Lake Winnepesaukee  
Standard Dredge & Fill**

The applicant proposes to repair an existing breakwater and associated dockage in kind, reconfigure dockage to include two boat slips, install two seasonal watercraft lifts in legal slips and install two fender pilings to provide a 4-way tie off.

***The Wolfeboro Conservation Commission noted no objection to the Michael and Jennifer Sexton Standard Dredge & Fill application, Tax Map #242-18, as submitted. However, there was one question regarding the removal of the large boulder from the Sexton waterfront. The Commission noted that because of the predominance of ledge, removing the boulder should have little or no impact on shoreline stability. We have no objection to its removal, but question whether blasting will be employed, hydraulic hammers, etc., in which case we respectfully request the permit address such. 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."***

*There being no further business before the Commission, the meeting was adjourned at 9:30 am.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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