

**TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
April 19, 2017**

Members Present: Dan Coons, Chairman, Art Slocum, Jeff Marchand, Gail Antonucci, Lenore Clark, Members.

Chairman Coons opened the meeting at 9:00 AM at the Town Hall Annex Conference Room.

**7 Hopewell Shores, LLC
7 Hopewell Shores
Lake Winnepesaukee
Permit By Notification
Tax Map #240-26**

The applicant proposes to repair existing docks, walkways, breakwater and kayak ramp "in kind" and rebuild existing dug-in boathouse "in kind" and replace failing rock/concrete foundation with a new concrete foundation and install two permanent boatlifts in the boathouse slips.

The Wolfeboro Conservation Commission noted no objection to the 7 Hopewell Shores, LLC Permit By Notification application, Tax Map #240-26.

**John T. Teller Revocable Trust
179 Kingswood Road
Lake Winnepesaukee
Permit By Notification
Tax Map #250-16**

The applicant proposes to repair an existing 4'x17' cantilevered dock that is wracked from heaving of the cantilever supports.

The Wolfeboro Conservation Commission noted no objection to the John T. Teller Revocable Trust Permit By Notification application, Tax Map #250-16.

**Goodhue Hawkins Navy Yard, LLC
244 Sewall Road
Lake Winnepesaukee
Minimum Impact Expedited
Tax Map #241-36**

The applicant proposes to stabilize existing lift to safely launch and retrieve boats; a portion of the existing concrete retaining wall is being undermined causing the concrete pad above, formerly level, to pitch towards the lake. Proposes to drive two 12" steel piles along the lakeside face of the concrete then anchor the wall to the piles. The piles will be removed once the site is reconfigured.

The Wolfeboro Conservation Commission noted no objection to the Goodhue & Hawkins Navy Yard, LLC Minimum Impact Expedited application, Tax Map #241-36.

Mark & Joan Hill Revocable Trust
2 Keniston Island
Lake Winnepesaukee
Permit By Notification
Tax Map #257-1

The applicant proposes to reconstruct 2 existing breakwaters that have sustained damage by wind/wave/ice over several years, replace five pilings "in-kind" along the larger breakwater; one breakwater being 1,250 SF, the other being 720 SF.

The Wolfeboro Conservation Commission noted no objection to the Mark & Joan Hill Revocable Trust Permit By Notification application, Tax Map #257-1.

Jon Hoagland
13 Baas Drive
Lake Winnepesaukee
Standard Dredge & Fill
Tax Map #158-2

The applicant proposes a two part project: 1) After-the-Fact permit application for the reconfiguration and construction of a new driveway in order to provide private access to the lot. 2) Extend existing permanent boat dock in order to reach the 3' required water depth for the two allotted boat slips.

Referencing the Jon Hoagland Standard Dredge & Fill application, Tax Map #158-2, the Commission questioned whether the Association's protective covenants are being complied with in this application. In addition, the Commission questioned the safety issues related to the extension of the dock and impact to surrounding docks and beaches and have some concern that the dock may now extend into a mooring field that is not shown on the plans. We noted the applicant recently purchased the property and was aware of access issues at the time the property was purchased. The Commission does not feel that wetland impacts to add an additional entry location is warranted and would prefer that the wetlands be restored. The Commission was contacted by an abutter and advised that the dock in question is located within 20 feet of the property line. Therefore, if the applicant is allowed to rebuild the dock to make it longer, the dock should be moved so that it is fully compliant.

Virginia Stone/Iannazzi Development, LLC
Fawn Haven Drive
Special Use Permit
Tax Map #231-31

The applicant proposes to construct a single family dwelling within the wetland buffer setbacks.

Referencing the Virginia Stone/Iannazzi Development, LLC Special Use Permit application, Tax Map #231-31, the Conservation Commission notes that given the limited portion of the application received (no copy of the wetlands functions and value assessment), it appears that the placement of the proposed structure is in the best possible location.

P&D Zimmerman Family Limited Partnership
14 Pine Street
Special Use Permit
Tax Map #218-17 (Assessing Card 3)

The applicant proposes to construct a new 6-unit multifamily building and paved parking within wetland setbacks and buffer.

The Commission reviewed the original Special Use Permit application on March 13, 2017 and reviewed the revised application and plan set on April 10, 2017. The Commission received Tighe & Bond's review (Planning Board consulting engineer), and reviewed such as requested by the Planning Board.

Referencing the P&D Zimmerman Family Limited Partnership Special Use Permit application, Tax Map #218-17, the Wolfeboro Conservation Commission reviewed the Tighe & Bond letter that the Town's consulting engineer expressed many of the same concerns as the Commission had when first reviewed. The Commission has concerns about the safety issues related to the entry from Pine Street, for both residents and drivers attempting to gain access to the rear businesses at Clarke Plaza. The wetland delineation was performed in 2008 and should be updated, but should also include the abutting property, so that buffer impacts can be properly evaluated. The Commission has concerns that the stormwater plan is not sufficient and that the planned detention area will not actually drain and notes the applicant's past impacts to the wetlands with snow and ice removal, placing salt and sand into the wetlands, and feel that this should be addressed before allowing any expansion of the property.

Respectfully Submitted,
Lee Ann Hendrickson
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