

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
APPROVED MINUTES  
July 5, 2023**

*Vice-Chair Dan Coons opened the meeting/site visit at 10:00 am at Willow Street, Lifetime Green Homes project site.*

**Members Present:** Dan Coons, Vice-Chair, Brian Gifford, Peter Foley, Jeff Marchand, Brenda Jorett, Jim Nupp, Members.

**Lifetime Green Homes  
Willow Street/Lake Winnepesaukee  
Tax Map #204-17  
Standard Dredge & Fill**

The applicant proposes to impact 858 SF of shrub, wet meadow wetlands for access and parking for a proposed apartment complex.

*The Wolfeboro Conservation Commission reviewed the proposed project to build eight condominium units and provide 17 parking spaces on the peninsula at the end of Willow Street, as well as to provide foot traffic access from the Bridge Falls rail trail. It should be noted that the Commission is in receipt of a DES Standard Dredge & Fill Wetlands Permit application, but as of our review Wednesday, July 5, 2023, had not received a Special Use Permit which would be needed given the proposed impacts to the wetland buffer. The Commission does not object to direct wetland impacts that are unavoidable in order to provide driveway access to a residence, however, questions the permitting of such in order to provide a parking lot. The DES application specifically states on the Avoidance and Minimization Checklist, "The purpose of the non-access project is for construction of needed parking for the proposed apartments." It appears that the application includes considerable buffer impacts for encroachment on the 30-foot buffer and also possibly a 75-foot buffer from very poorly drained soils. This is concerning, as this would not meet the Wolfeboro Zoning regulations. The Commission noted a potential vernal pool in the location of the covered bridge / walkway, which is an extremely sensitive and important habitat. We would appreciate the proposal include the use of permeable pavement but would like to see the design specifications and the plans for maintenance.*

*Considering the past use of the property as an industrial site, we question whether there have been any soil tests conducted on the property to determine the presence of pollutants in the soils. It is our understanding that a Level 1 Hazard assessment will be conducted. Given the history of the site and the fact that this development will require extensive excavation and potential blasting of ledge, we anticipate the need for additional assessments beyond Level 1.*

*There being no further business before the Commission, the meeting was adjourned at 11:03 am.*

Respectfully Submitted,  
*Lee Ann Hendrickson*  
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