

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
APPROVED MINUTES  
April 9, 2021**

*Chair Lenore Clark opened the meeting at 10:04 am.*

**Members Present:** Lenore Clark, Chair, Jeff Marchand, Bob Gilbert, Members.

**Geordy Hutchinson  
Tax Map #205-34  
67 Kings Pine Road  
Crescent Lake  
Standard Dredge & Fill**

The applicant proposes a 7'x2' concrete anchoring pad at the shore to hinge the seasonal dock access to a proposed Float Plane AquaPad.

***The Wolfeboro Conservation Commission noted no objection to the Geordy Hutchinson Standard Dredge & Fill application, Tax Map #205-34.***

**Joseph and Joan O'Brien  
Tax Map #241-4  
368 Sewall Road  
Lake Winnepesaukee  
Standard Dredge & Fill**

The applicant proposes to replace existing 8'x35' permanent dock with a permanent piling supported, U-shaped dock that includes two 6'x35' piers and a 6'x12' connector. A 14'x30' seasonal canopy with seasonal boat lift will be installed over the middle slip of the proposed dock.

***Referencing the Joseph and Joan O'Brien Standard Dredge & Fill application, Tax Map #241-4, the Wolfeboro Conservation Commission noted the property has 151' average shoreline frontage, and the dock will be placed well away from the 20' property line setback. Abutters were properly notified, and there were no NHB "hits." We questioned the calculation of 24 LF of permanent impact in Section 11: Impact Area, since it is our understanding that calculation refers to the length of the structure perpendicular to the shore as opposed to parallel. Although a seasonal dock would be less impactful, we appreciate the benefit of removing the rock-filled crib which currently runs the entire length of the existing dock and replacing it with piling. We noted that it would be less impactful to use the existing longshore walkway as the connector dock, rather than adding a new connecting structure, since it is the correct size. However we realize this may create a safety hazard given the location of the access steps into the lake. The Commission has no objection and waives its right to intervene. We request 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 10:38 am.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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