

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION  
DREDGE & FILL MEETING  
March 13, 2017**

**Members Present:** Dan Coons, Chairman, Lenore Clark, Vice-Chairman, Ed Roundy, Jeff Marchand, Art Slocum, Members.

Chairman Coons opened the meeting at 6:30 PM at the Town Hall Annex Conference Room.

**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.

***Referencing the P&D Zimmerman Family Limited Partnership Special Use Permit application, Tax Map #218-17, the Wolfeboro Conservation Commission reviewed the application and notes the proposed construction would increase impervious surface on this already strained lot which appears to be largely comprised of impervious surface at present. The Commission questions the impact that the construction would have on wetlands on site and stormwater storage. We note the applicant's prior history of plowing snow into the wetland, and question how the applicant will manage snow storage with increased impervious surface. Also, the Commission questions the impact of sand, salt and vehicular contaminants with the addition of residential use (and increased vehicular use of the site). Finally, due to wetlands and a high water table on this site, we question how the proposed Bioretention system will provide adequate filtration and drainage to be effective. It appears that the buffer impacts can be minimized or avoided by reducing the footprint of the structure or number of units, which would also reduce the number of required parking spaces.***

**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 Wolfeboro Conservation Commission reviewed the application but due to snow cover, has been unable to view the site. Therefore, the Commission has some questions that could not be answered until the ground is clear. We question the practicality of constructing the building, without causing greater area impacts, than noted in the application. Placement of the building as close to the wetlands as is proposed, seems impossible without temporarily expanding the footprint. Of course, any dwelling would need to be constructed on a slab due to probable seasonal high water table. The Commission noted no evidence provided that would minimize wetland impacts, which include reducing the foundation dimensions and question whether the soils support the construction of a dwelling on this lot. We noted no indication in the application as to the impact to wetland functions and values should this be approved.***

Respectfully Submitted,  
*Lee Ann Hendrickson*  
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