

**Community Facilities Sub-Committee
Wolfeboro Planning Board
2018 Master Plan Revision**

June 8, 2018

MINUTES

Location: Carry Beach, Brewster Beach, Albee Beach, Fire & Rescue Sub-Station

Members Present: Mike Hodder, Julie Jacobs, Linda Murray, John Thurston, Paul Whalen.

Staff Present: Christine Collins, Director, Parks & Recreation Department; Jim Pineo, Chief, Wolfeboro Fire & Rescue Department.

The meeting was opened at 8:45 AM and adjourned at 10:27 AM.

Carry Beach. Located off Forest Road, Carry Beach offers residents and guests a summer recreation destination. The shallow beach allows water access to all ages making Carry particularly suited to young families. A one story concrete framed building in good condition but not ADA compliant has newly renovated restrooms and changing rooms as well as lifeguard storage space. The septic system is a recent upgrade. Site fencing is new. The parking area is gravel and dirt. This facility requires regular, planned seasonal maintenance and beach sand replenishment. A stormwater management plan to control overflow from the parking area onto the beach, with resultant washout sand loss into the lake, is a necessity for the future.

Brewster Beach. Located off Clark Road, this facility consists of a lakefront beach leased from Brewster Academy and an attached Town-owned parking area. It is the only Town maintained beach with both municipal water and sewer services. A one story Town-owned shed provides upgraded restrooms and changing rooms as well as life guard and swim team storage space. The roof is past its useful life and should be replaced. A drip edge swale should be provided to stop water entering the structure through wet floor mats. The parking and access areas are in good condition. A stormwater collection header at the north side of the beach is washed out and needs regular clean out maintenance.

Albee Beach. Located off Center Street, this facility offers a wide, gently sloping sandy beach on Lake Wentworth that is open to the general public. In summer months it is crowded with visitors, the septic system is stressed, the parking area is congested, and parking overflow creeps up the privately owned access road creating unsafe and at times impassable conditions. Conditions and costs resulting from allowance of use of this beach by the general public should be studied. Restriction of use to taxpayers and their guests is recommended.

The facility consists of a newly constructed one story concrete framed building offering restrooms and lifeguard storage space. Door timers and security locks for automated operation (allowing winter use of restrooms) function improperly and require replacement. The gravel parking area is in good condition but needs signage to control positioning of visitor vehicles.

Fire & Rescue Department Sub-station. Located off Rte. 109E. This old wood framed two story structure is currently (2018) a critical component of the department and will remain so as long as the department stays in its present South Main Street location. The sub-station site allows faster response time coverage into North Wolfeboro, Stockbridge Corner, and Beach Pond Road than equipment coming from central station can offer. The sub-station is unmanned but served on an as needed basis by a four-man team of local resident fire fighters. The structure is in poor condition overall, uninsulated and unfinished inside, and needs a new roof. The parking area is substandard and offers restricted snow storage. Site drainage and stormwater management are sub-standard. The furnace for heating is in good condition. If this facility is to remain in service it will require major rehabilitation to fit it for purpose. An in-ground 30-40,000 gallon cistern is a recommended facility upgrade.

John Thurston

Mike Hodder