

**Wolfeboro Economic Development Committee**  
**Position on the Extension & Maintenance of the Town Docks**

**August 24, 2020**



**EXECUTIVE SUMMARY**

The mission of the Wolfeboro Economic Development Committee (EDC) is to identify opportunities to enhance the economic growth and opportunity of the Wolfeboro community and to encourage actions to achieve economic health while balancing the town's environment, character, and culture.

To that end, the Committee strongly recommends that the town move forward with the extension of the recreational docks on Wolfeboro Bay as a top priority.

**BACKGROUND/CONTEXT**

Wolfeboro's town docks are an extremely valuable asset to the economic vitality of the town and the town's businesses. The town thrives on the short summer season and the revenue it brings to Wolfeboro. Aside from travel by car, and some bike travel from the rail trail, boat traffic is a major conduit to bring visitors and their wallets to town. Wolfeboro is unique on the big lake for having so many attractions, restaurants and retail establishments within walking distance of the town docks.

But all too often, boats can be seen circling waiting for a spot to park and visit. Even worse are the boaters that are forced to choose to spend money at other towns on the lake because of the lack of docking.

Since 2017 the town has studied improvements to be made to the town docks, including the maintenance/repairs of the docks and seawalls, and extension of the recreational docks. It is the EDC's understanding that there is now a multi-year plan that now prioritizes the maintenance work to be done first and that the extension effort is not slated until year three of the plan.

The EDC firmly feels the extension of the recreational docks should be the priority and all non-critical maintenance be deferred after that. The reasoning is as follows:

- There is nothing in the dock assessment that is of urgent nature, save the recreational docks
- Immediate extension of the recreational docks brings significant revenue to Wolfeboro businesses and a deferral of the extension results in lost revenue to Wolfeboro businesses for as long as is incomplete

**DOCK MAINTENANCE & REPAIR**

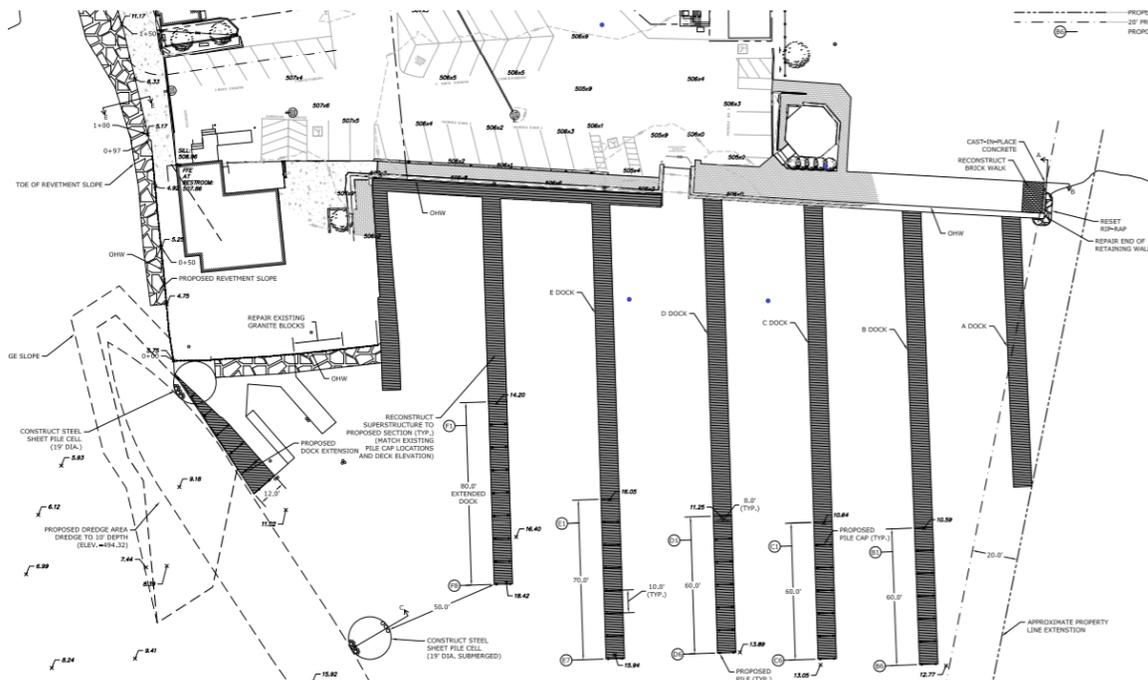
In 2017, Tighe & Bond was hired to assess the docks and make recommendations. Please note the only urgency the report noted for repairs were for the Recreational Docks. Therefore, from prioritization of repair, the Recreational Docks should be first and could be done in conjunction with the dock extensions.

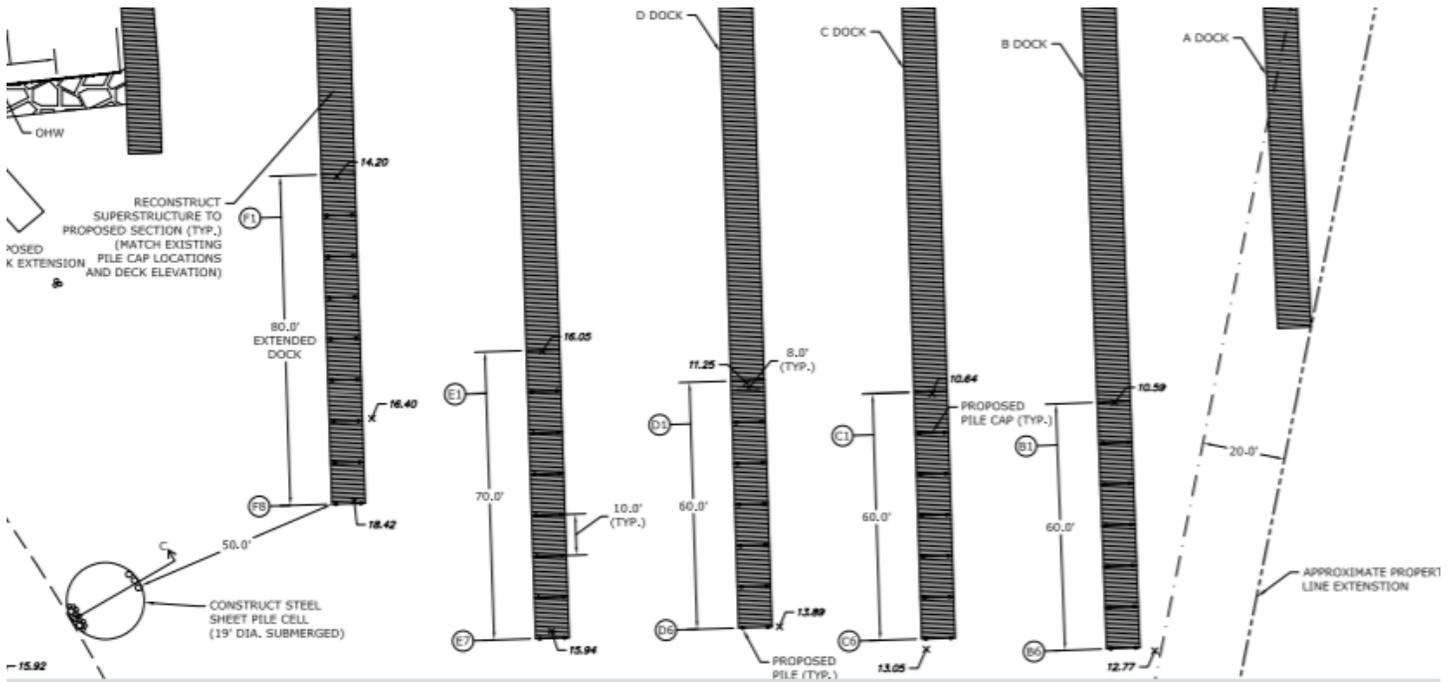
The findings from the town dock report:

- **Recreational Boat Finger Docks** - “the entire dock superstructure should be redesigned to meet the 100 psf live load requirement and rebuilt accordingly. If the docks are posted with a reduced live load capacity, this can be put off for up to 5 years”<sup>i</sup>
- **Main Commercial Dock** - “We anticipate a remaining service life of **10 years.**”<sup>ii</sup>
- **East Seawall** - “We anticipate a remaining service life of **5-10 years.**”<sup>iii</sup>
- **Center Seawall** - “Should be fully replaced within the next **5-10 years.**”<sup>iv</sup>
- **Mail Dock Seawall** – “we expect a remaining service life of **25 years.**”<sup>v</sup>
- **Main Dock Seawall** – No reference to estimated remaining service life – no urgency of repairs noted
- **Log Cribs Seawall** - No reference to estimated remaining service life – no urgency of repairs noted

**RECREATIONAL DOCK EXTENSION**

Tighe & Bond illustration of recreational dock extension:





Our analysis conservatively estimates (full docks only utilized during summer weekends and only two riders per boat) that the proposed extension of the recreational docks will result in an annual \$600 thousand incremental revenue to the town's businesses.

**EDC Dock Expansion Analysis**

**Docks\***

|  | A     | B         | C         | D         | E         | F         | Total     |
|--|-------|-----------|-----------|-----------|-----------|-----------|-----------|
| Proposed Incremental Dock Length (Ft.) | 0     | 60        | 60        | 60        | 70        | 80        | 330       |
| Incremental Docking Feet (both sides)  | 0     | 120       | 120       | 120       | 140       | 160       | 660       |
| Incremental Boat Capacity**            | 0     | 4         | 4         | 4         | 4         | 6         | 22        |
| Increase boat visits per day***        | 0     | 16        | 16        | 16        | 16        | 24        | 88        |
| Average revenue per boat per visit**** | \$200 | \$200     | \$200     | \$200     | \$200     | \$200     |           |
| Increased daily revenue                | \$0   | \$3,200   | \$3,200   | \$3,200   | \$3,200   | \$4,800   | \$17,600  |
| Increased seasonal revenue *****       | \$0   | \$124,800 | \$124,800 | \$124,800 | \$124,800 | \$187,200 | \$686,400 |

\* Per Tighe & Bond analysis; from left to right when viewed from shore

\*\* Assuming an average length boat of 25'

\*\*\* Assumes 10am-6pm utilization and average stay of 2 hours

\*\*\*\* Assumes \$100 per spend per person per visit.

\*\*\*\*\* Assumes weekends and holidays only between Memorial Day and Labor Day - 39 days out of 92 summer days

Given that the estimated cost of extending the docks is \$250,000, the payback on this work is measured in weeks, not years.

**CONCLUSION**

Given that there is no critical maintenance or repair, and that the recreation dock extension will immediately drive incremental revenue in the next summer of \$600 thousand, the EDC highly recommends the town prioritize the extensions.

The Economic Development Committee appreciates your consideration of this matter and your time in listening to our position.

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<sup>i</sup> Page 3-1, Town Docks Inspection, Assessment & Asset Management Study, Prepared for Town of Wolfeboro, Wolfeboro, New Hampshire, Draft September 14, 2017

<sup>ii</sup> Ibid.

<sup>iii</sup> Ibid., 3-2

<sup>iv</sup> Ibid.

<sup>v</sup> Ibid.