

TOWN OF WOLFEBORO
CONSERVATION COMMISSION
DREDGE & FILL MEETING
APPROVED MINUTES
March 5, 2024

Chair Lenore Clark opened the meeting at 9:05 am at the Wolfeboro Town Hall Annex conference room.

Members Present: Lenore Clark, Chair, Dan Coons, Vice-Chair, Brian Gifford, Member.

I. NH DES Application Review

Joseph & Deidre McEachern
367 Governor Wentworth Highway/Lake Wentworth
Tax Map #151-35
Standard Dredge & Fill

The applicant proposes to replace timber remnants with rock and native plantings to stabilize sandy shoreline, construct a 3'x7'x2' concrete anchoring pad for a new 6'x30' seasonal dock, construct a 34' long retaining wall along existing sloped beach, construct a 700' squared pervious patio, and convert an existing impervious patio to a pervious one, and reconstruct access steps and stone wall.

The Wolfeboro Conservation Commission noted no objection to the Joseph and Deidre McEachern Standard Dredge & Fill application, Tax Map #151-35, as proposed and noted that the proposal will have a net improvement of stormwater infiltration capability. The Commission requests that if there is any lighting associated with the new docks, 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."

Jonathan & Shannon Pratt
734 North Main Street/Lake Winnepesaukee
Tax Map #142-3
Minimum Impact Expedited

The applicant proposes to construct a new 30' x 30' dug-in boathouse and reconstruct an existing retaining wall along 326' of shoreline.

The Wolfeboro Conservation Commission noted no objection to the Jonathan and Shannon Pratt Minimum Impact Expedited application, Tax Map #142-3, as proposed. The Commission generally believes that dug-in boathouses are not the least impacting alternative for boat storage, though we noted in this instance, the existing shoreline is comprised of mowed lawn and retaining wall with no shrubs, trees or native vegetation in the vicinity of the proposed boathouse, and is not healthy aquatic habitat to begin with. The Commission also noted that the proposed location is within less than 300' of a busy public boat ramp. This amount of space should be adequate for safe navigation, but there is

often a queue of boats waiting to use the ramp during the high season. The Commission requests that if there is any lighting associated with the new docks, Wolfboro'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 9:45 am.

Respectfully Submitted,

Lee Ann Hendrickson

Lee Ann Hendrickson