

**Wolfeboro Conservation Commission  
Dredge & Fill Meeting  
March 28, 2009**

**Members Present:** Dan Coons, Chairman, Sheldon Jones, Randy Tetreault, Lenore Clark, Ed Roundy, Members, Sarah Silk, Mike Hodder, Alternates.

**Robert & Michelle Walker  
91 Springfield Point Road  
Lake Winnepesaukee  
TM #266-7  
Special Use Permit**

The applicant has requested a Special Use Permit for the construction of a single family dwelling within the wetland buffer (10,096 SF of impact), after-the-fact temporary impact to the banks of a surface water and wetland for the replacement of an existing culvert and 240 SF of seasonal wetland impact and 32 SF of permanent impact to the bank of Lake Winnepesaukee for a crank-up dock. The proposal includes temporary impact for bank restoration and the removal of an abandoned dock crib.

**Referencing the Robert & Michelle Walker Standard Dredge & Fill application, TM #266-, the Wolfeboro Conservation Commission noted the following: due to the limited nature of the paperwork provided, we are not able to see how the grading integrates into the existing slopes. We have concerns about how the planned structure may impact the surrounding wetlands which provide direct input to Lake Winnepesaukee. We note extremely close clearances to the wetlands, and if approved as submitted, we would like to see a natural wooded buffer maintained or enhanced to the existing wetlands.**

**The Commission notes that there is a alternate location on the property that appears to provide for a lesser impact to the wetland buffer, by moving the house further back on the lot. A better alternative to the present application might be to make the garage detached, and further from the lake, and therefore shrinking the footprint if maintaining the house in it's proposed location.**

**Holtham Family Qualified Personal Resident Trust  
153 Kingswood Road  
Minimum Impact Expedited  
Crescent Lake  
TM #250-12**

The applicant has requested to repair 600 SF of existing breakwater.

**The Wolfeboro Conservation Commission cited no objection to the Holtham Family Qualified Personal Resident Trust Minimum Impact Expedited application, TM #250-12.**

**William & Nancy Hunter  
157 Kingswood Road  
Minimum Impact Expedited  
Crescent Lake  
TM #250-13**

The applicant has requested to repair 183 SF of existing breakwater.

**The Wolfeboro Conservation Commission cited no objection to the William & Nancy Hunter Minimum Impact Expedited application, TM #250-13.**

**Sheepshead Bay, LLC  
114 Piper Lane  
Special Use Permit  
Tax Map #158-21 & 23**

The applicant has requested approval for a Special Use Permit for site development within the wetland buffer zone. The applicant received SUP approval from the Planning Board in 2006 however, said approval is currently under appeal. As the Town has since amended and clarified the zoning ordinance regarding the evaluation criteria applicable to the project, and as the Superior Court viewed these amendments as a change in the law, the applicant seeks review under Wolfeboro's new zoning ordinance.

**Referencing the Sheepshead Bay, LLC Special Use Permit application, TM #158-21 & 23, the Commission notes the following; considering the land and history of spring flooding in this location, we question whether placing the house on piers might be preferable to a foundation so to as be less disrupting to the surrounding environment. Due to the proximity of the proposed structure to existing wetlands and perennial stream, we would prefer to see the applicant secure a Variance to move the dwelling closer to the lot line. We also note that a smaller structure would cause less impact to the wetland buffer.**

**Zennon Mierzwa  
106 Old Keewaydin Point Road  
Lake Winnepesaukee  
Standard Dredge & Fill  
Tax Map #171-21**

The applicant has requested to relocate and reconstruct a grandfathered U-shaped permanent dock and three sided open canopy to conform to setbacks, raise elevation 36 inches, remove four rock filled cribs, replace with twelve pilings for support, relocate four tie off pilings and one ice protection cluster, dredge 9.5 cubic yards of material within a 250 SF area and remove concrete retaining wall and replace in-kind.

**Referencing the Zennon Mierzwa Standard Dredge & Fill application, TM #171-21, the Conservation Commission notes the following; The canopy as shown on the application, may meet the State definition of a boathouse due to the rigid wall and permanent roof therefore, it may be that moving a boathouse that extends over State waters may not be approvable. We recommend NH DES review the applicability of moving an existing over the water boathouse.**

**While we can appreciate that placing the structure on a pier dock may result in better water flow along the shore, the Commission does not feel that the disruption to the existing environment will outweigh the increased benefit of this improved water**

**flow. We note that moving the boathouse and dredging a new area of lake bottom would create an area of newly disturbed shoreline and lake bottom; replacing and increasing the height of the existing concrete retaining wall will not in any way make up for the increased disturbance in another area spot of the shorefront.**

**It is our opinion that the existing boathouse should be left in its present location and replaced in kind without any change in dimensions. If necessary to replace, the Commission does not feel that raising it's elevation is unreasonable, however raising the structure 36" may be extreme.**