

WOLFEBORO PLANNING BOARD

March 1, 2011

MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chuck Storm, Selectmen's Representative, Chris Franson, Jennifer Haskell, Members, Steve Buck, Alternate.

Members Absent: Richard O'Donnell, Dave DeVries, Members, Fae Moore, Dave Alessandroni, Alternates.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Secretary.

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Public Library.

Chairman Barnard appointed Steve Buck, Alternate, to sit in for Richard O'Donnell, Member.

Consideration of Minutes

February 15, 2011

Corrections:

Page 3, 1st paragraph, 5th line; strike "would"

Page 6, Work Program; add to list "Municipal Facilities Plan" & strike such from the tabled items

It was moved by Chris Franson and seconded by Chuck Storm to approve the February 15, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such.

Public Comment

None.

Subcommittee Reports

None.

Action Items

Appointment of Alternate, Dave Alessandroni

Kathy Barnard stated Dave Alessandroni has expressed interest in being reappointed as an Alternate to the Board.

Chris Franson stated Jim Ladd has expressed interest as well and questioned the number of positions available.

Rob Houseman stated up to 5 alternates are allowed to be appointed.

It was moved by Steve Buck and seconded by Stacie Jo Pope to appoint Dave Alessandroni as Alternate, for a term of three years, to the Wolfeboro Planning Board. All members voted in favor. The motion passed.

Hammergren Family Trust
Lot Merger
TM #252-43, 44, 45 & 46

Randy Walker submitted the deeds and noted the lot merger would eliminate three nonconforming lots.

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the Hammergren Family Trust Lot Merger, Tax Map #252-43, 44, 45 & 46. All members voted in favor. The motion passed.

Michael O'Connell Revocable Trust of 2009
Release of Financial Security
Case #201028

It was moved by Jennifer Haskell and seconded by Chris Franson to approve the Michael O'Connell Revocable Trust of 2009 Financial Security in the amount of \$46,621.00, amount to be retained being \$5,180.00, Case #201028. All members voted in favor. The motion passed.

Scheduled Appointments
Peter & Alison Palmer
Special Use Permit
Tax Map # 215-5, 6, 11 & 12
Case #201035

Chairman Barnard stated the application and public hearing was continued from 1/18/11.

Rob Houseman stated the applicant met with TRC on 2/9/11 and provided revised plans that depict the following; a deflection berm on the east side of the driveway (designed to prevent concentrated flow from discharging directly into the wetlands), an infiltration basin with a level lip spreader on the western side (lakeside) of the driveway (designed to allow for the suspended solids to fall out of suspension before entering the wetlands and to convert a point discharge to sheet flow), an enlarged stone lined culvert with headers and a plunge pool (designed to prevent the failure of the culvert, causing the brook to wash out the road, reduce the velocity by 50% and provide an area for suspended solids to settle out prior to being carried down the stream) and revegetation plan for the old roadway (designed to stabilize the road bed and prevent it from eroding into the wetlands and stream).

Randy Walker stated the homeowner is trying to protect and preserve the wetland areas and prevent degradation of the wetlands and believes the Board can approve the application under 175-8.A(1) & (3). He stated the goal is to have a safer year round driveway access to serve a four season home and straighten Whitegate Road which protects public health and safety. He stated the proposal meets the purpose and intent of the ordinance.

Chris Franson stated she has an issue with moving the road and questioned how the proposed improvements address 175-8.A.(1).(a), (b), (c) & (d). She questioned how cutting down trees and moving the road is beneficial.

Randy Walker stated the Board can approve the application without reviewing said criteria. He stated the applicant's goal is to have a safer drive entrance, the neighbor's wish to have the road straightened and the Town wants to protect the wetlands; noting the proposed improvements accomplishes such and achieves the purpose and intent of the ordinance. He stated if the application is denied, runoff will continue to flow from the wetlands into Lake Winnepesaukee and wash out the culvert. He submitted letters from the abutters noting no objection to the proposal. He stated the State has issued two permits; NH DES Dredge & Fill Permit and Shoreland Permit. He stated the applicant intends to fully vegetate the area and the road will be moved further away from the lake and even the road will be closer to the wetlands (flow will be slower and less). In regard to no alternative location criteria, he stated if nothing is done then status quo remains and an existing bad situation is perpetuated; noting there is no better place to put the road to address the competing interests of all parties.

Kathy Barnard verified the applicant reviewed alternative layouts for the road.

Randy Walker reviewed the alternatives considered by the applicant and stated relocating the road closer to the wetlands with the proposed improvements implemented (berm, culvert & spreader) is an improvement to what currently exists. In regard to productive use of the land, he stated from the owner's perspective, he will have a safer year round driveway, from the neighbor's perspective they will have a safer road and from the Town's perspective the proposal provides the least impact to the wetlands. In regard to economic advantage, he stated there is none as it will cost the applicant \$10,000+ for the project.

Barry Keith distributed and reviewed environmental planning considerations for the application, see attached.

Jennifer Haskell asked who would implement the maintenance plan.

Peter Palmer stated the road is maintained by the owners on the road (an association).

Jennifer Haskell questioned Mr. Keith's degree and qualifications.

Barry Keith stated he is a NH Certified Wetlands Scientist and is nationally certified as such with 35 years of experience and a Masters degree. He stated he has consulted on the project since its original presentation.

Steve Buck stated the existing roadway will have a hard pan surface and questioned whether removal of such is proposed.

Barry Keith stated such was discussed with the engineers however, they decided against it.

Steve Buck asked what happens when the mulch dissolves.

Barry Keith stated there will be leaf litter from adjoining trees, woody debris, sticks and vegetation that will occur over a period of time.

Stacie Jo Pope questioned whether Mr. Muccio has reviewed the plans regarding the pole relocation.

Randy Walker stated Mr. Muccio requested at the TRC meeting that one pole be moved; noting he signed off on the proposal.

Peter Palmer stated he has consulted with Mr. Muccio and has a working plan. He stated the existing road was built up above the original grade by 3' and the proposal includes removal of some hard pan material to bring the road back down to the original grade.

There being no further questions or comments, Chairman Barnard closed the public hearing.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plans, as amended to the date of approval, are hereby incorporated into this approval;
Plan 1: Plan C-1: Overall Whitegate Road Relocation Plan, Tax Map 215 – Lots 5, 6, 11 & 12, Wolfeboro, NH, Prepared for Peter F. & Alison A. Palmer, Plan prepared by Scott A. Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated December 2009, revised April 10, 2010.
Plan 2: Plan C-2: Whitegate Road Relocation Plan, Tax Map 215 – Lots 5, 6, 11 & 12, Wolfeboro, NH, Prepared for Peter F. & Alison A. Palmer, Plan prepared by Scott A. Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated December 2009, revised April 10, 2010.
Plan 3: Plan C-3: Whitegate Road Relocation Profile and Construction Details, Tax Map 215 – Lots 5, 6, 11 & 12, Wolfeboro, NH, Prepared for Peter F. & Alison A. Palmer, Plan prepared by Scott A. Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated December 2009, revised April 10, 2010.
Plan 4: Plan C-4: Residential Driveway Profile and Construction Details, Tax Map 215 – Lots 5, 6, 11 & 12, Wolfeboro, NH, Prepared for Peter F. & Alison A. Palmer, Plan prepared by Scott A. Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated December 2009, revised April 10, 2010.
Plan 5: Plan C-5: Wetlands Impact Plan, Tax Map 215 – Lots 5, 6, 11 & 12, Wolfeboro, NH, Prepared for Peter F. & Alison A. Palmer, Plan prepared by Scott A. Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated December 2009, revised April 10, 2010.
2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the amended plan.
3. An inspection by the Town shall be required of siltation devices prior to construction.
4. This application is subject to NH DES Wetlands permit and any conditions attached thereto.
5. The applicant shall be responsible for the payment of all recording fees.
6. The applicant shall be required to monument the edge of wetlands in compliance with 175-9.1 *Wetlands Boundary Monumentation*. This includes:
 - (1) Wetlands shall be delineated by a State of New Hampshire Certified Wetlands Scientist. Markers should be placed at 50' +/- intervals along the total wetland boundary following its general contour.
 - (2) Care shall be taken to insure that markers are placed with the appropriate spacing at points closest to any proposed or existing structure located on the property.
 - (3) The cost shall be borne by the applicant / developer or their successors in interest.
 - (4) The applicant shall be responsible for submitting a letter of certification of the posting to the Code Enforcement Office prior to the issuance of any building permit.

Kathy Barnard stated the applicant reviewed alternative locations and the restoration of the roadbed has been addressed.

Jennifer Haskell stated she feels the applicant has satisfied the criteria; noting it is clear the existing conditions are worse than what is proposed. He stated the proposed location of the road has less detrimental impact to the wetlands.

Chris Franson stated cutting trees and replanting white pines is not beneficial and doesn't feel the applicant has met the criteria of no alternative location or that the proposal is essential to the productive use of the land.

Steve Buck stated the proposal provides an improvement rather than a detriment. He stated the removal of gravel is not noted in the planting plan and feels it should be more specific and noted as a condition of approval.

Stacie Jo Pope stated the applicant has met the criteria and the proposal is an improvement to the existing conditions.

Jennifer Haskell stated the applicant's presentation has been thorough and complete and the applicant has taken great effort to address the Board's concerns.

Chris Franson recommended flagging the larger trees to avoid damage to root structures.

Steve Buck recommended a condition to reflect a guarantee of revegetation of the old roadbed.

Rob Houseman recommended two additional conditions of approval;

7. Existing / old roadbed shall be removed and blended into the existing grade.
8. Revegetation of the old roadway shall be maintained as proposed in perpetuity however, a single drive cut for Tax Map 215-6 shall be allowed. Natural vegetation between the old roadway and the proposed roadway shall be retained.

It was moved by Steve Buck and seconded by Jennifer Haskell to approve the Peter & Alison Palmer Special Use Permit application, Case #201035, subject to the recommended conditions of approval. Kathy Barnard, Jennifer Haskell, Chuck Storm, Stacie Jo Pope, Steve Buck voted in favor. Chris Franson opposed. The motion passed.

**Fossum Family Trust / Fred & Mary Cain / Town of Wolfeboro
Boundary Line Adjustment
Agent: Eric Roseen, Roseen Survey
Tax Map: 228-49, 50 & 52
Case #201105**

Rob Houseman reviewed the Planner Review for March 1, 2011 and stated the applicants propose a boundary line adjustment. He stated the Town of Wolfeboro owns a parcel of land, TM #228-52, between Forest Road ROW and lots 49 & 50. He stated the Town has no use for the parcel and has offered it to the abutters; end result being lots 49 & 50 will now have road frontage on Forest Road and own the land they have maintained as their front yards for years. He stated TM #228-49 will increase in area from 11,750 SF to 17,162 SF, TM #228-50 will increase in area from 38,250 AF to 46,525 SF and TM #228-52 will decrease in area from 60,112 SF to 46,609 SF. He stated the applicants have requested the following waivers; Section 174-7.D.(4), (5), (6).

Eric Roseen stated the application represents a housekeeping matter.

Steve Buck questioned whether the "carry" remains on Town property.

Rob Houseman replied yes.

It was moved by Stacie Jo Pope and seconded by Chris Franson to grant the following waivers; Section 174-7.D.(4), (5), (6). All members voted in favor. The motion passed.

It was moved by Jennifer Haskell and seconded by Chris Franson to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

There being no questions or comments, Chairman Barnard closed the public hearing.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended by the Planning Board approval, is incorporated into the approval;
Plan 1: Boundary Line Adjustment for Fred D. Sr. & Mary Ann Cain, Fossum Family Trust & Town of Wolfeboro, Forest Road, Wolfeboro, NH, November 15, 2010, Prepared by Eric Roseen, LLS, Roseen Survey PLLC, PO Box 1581, Wolfeboro, NH 03894.
2. Submittal of a Mylar plan for recording at the Carroll County Registry of Deeds.
3. Payment of all recording fees.
4. The applicant shall provide a monument certification once the boundaries are properly set.

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the Fred & Mary Ann Cain / Fossum Family Trust / Town of Wolfeboro Boundary Line Adjustment application, TM #228-49, 50 & 52, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

**280 South Main Street, LLC / David Peterson
Site Plan Review; Redevelopment of the Lake Motel
Agent: Daniel O'Lone, Berry Surveying & Engineering
Tax Map #231-82
Case #201106**

Rob Houseman reviewed the Planner Review for March 1, 2011; stating the applicant proposes to raze the existing motel buildings and reconstruct the motel as a two story motel; noting the existing buildings total 16,766 SF and the proposed building is 16,588 SF. He stated the existing lot coverage is 72,380 SF and the proposed lot coverage is 52,491 SF; noting there is no new encroachment into jurisdictional wetlands. In regard to access, he stated the applicant proposes modification to the drive entrance that triggers NH DOT driveway permit review and Public Works Department review; noting the applicant has not submitted the modification to NH DOT. He stated the applicant is required to provide 40 parking spaces and a bus/camping parking space and requested the applicant to submit parking calculations. He stated the applicant has submitted a site plan that includes a lighting layout and includes 15 pole mounted lights with no information regarding dark sky compliance and 10 additional lights that are noted as dark sky compliant. He stated the

plans do not include a lumens plan to determine compliance with the lighting ordinance and requested the applicant to submit such and address hours of illumination. He requested a cost estimate be submitted and noted the following permits remain outstanding; NH DOT Driveway Permit and NH DES Dredge & Fill Permit. He stated the following items remain outstanding; lumens plan, financial security estimate, snow storage and parking calculations.

Randy Walker stated the applicant incorporated changes to the plan as recommended by the Board and TRC such as staggering the buildings. In regard to the driveway entrance, he stated Dave Ford suggested a sidewalk and island to make the entrance more compatible with the South Main Street corridor. He stated the water and sewer lines will be upgraded per the request of Dave Ford, the electric and culvert crossing the driveway would be upgraded. He stated there will be no parking on the lakeside. Referencing the design of the building, he stated an archway is proposed in the middle of the building and centered to the drive entrance so Crescent Lake can be viewed from South Main Street.

Ken Berry, Berry Surveying & Engineering, submitted the cost estimate (\$84,834.82). He stated the property is outdated (built in 1955) and needs to be updated and modernized; noting the building footprint and the pavement / impervious area would be decreased. He stated the "L" shaped building would be removed on the westerly portion of the property along with related pavement used for parking; noting the area would be regraded and seeded as a lawn area. He stated the straight motel building will be replaced with a new building. He stated the driveway culvert would be replaced to include the installation of a drainage control box; noting the Public Works Department approved the slope of the sewer line. In regard to the parking calculations, he stated such was an oversight and would be added to the plan. He stated snow storage has been added to the plans and the utilities plan was modified. In regard to HE Bergeron's review, he stated a response was sent to them via email; noting the items noted in their review were addressed in their response. He stated item #4 (rip rap stone along the pavement) will be added to the plan.

Referencing item #3 in the HE Bergeron report, Chris Franson questioned whether it is constructible.

Ken Berry replied yes; noting such has been addressed.

Chris Franson questioned rain water collection.

Ken Berry stated 2 cisterns are proposed with a gutter system to be installed on the building.

Chris Franson questioned whether rain water would be used.

Ken Berry replied yes, for the toilets, with a tap water backup to conserve water and limit runoff.

Steve Buck questioned the pole height and whether such is noted on the plan.

Ken Berry replied yes to the latter and stated most of the poles are 8' and will be dark sky compliant.

Steve Buck questioned landscaping; recommending low shrubs to screen vehicles from South Main Street. He stated he likes the archway and the revised island at the entrance.

Ken Berry stated planting of additional shrubs could be reviewed; noting existing growth behind the existing "L" building.

Stacie Jo Pope stated she likes the design of the building and questioned whether there would be outside vending machines.

Ken Berry replied no.

Chris Franson questioned the use of lawn fertilizers.

Ken Berry stated the applicant will ensure the shoreland protection aspects are complied with.

Randy Walker submitted abutter letters noting no objection to the proposal.

It was moved by Stacie Jo Pope and seconded by Chris Franson to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

Gary Gubisa stated he is in favor of the application.

Dave Thurston stated he has a view of the lake now but, will not following construction. He questioned signage and lighting on the sign.

Ken Berry stated that presently two lights shine upward; noting the sign will be landscaped and an additional light on a 5' pole pointing downward onto the sign is proposed.

Steve Buck questioned whether a sign detail was provided.

Ken Berry replied no however, such could be provided.

Rob Houseman stated the existing uplighting on the ground is proposed to be eliminated; noting such would bring the lighting into compliance. He questioned whether the plan adequately addresses the sign lighting.

Ken Berry stated he would provide the lighting detail for both signs.

Dave Thurston stated his living room is 35' from the entrance sign therefore, such is a concern. He stated the lighting detail is not clearly defined.

Randy Walker stated two signs exist and will remain unchanged; noting there will be one lighting pole for each sign with two lights on each pole to illuminate both sides of the sign. He stated the lights would be down directed.

Chris Franson questioned whether lighting is proposed outside of each room.

Rob Houseman replied yes, such is depicted on the lighting plan.

Mary Leather stated the building is beautiful and the proposal is a phenomenal improvement; noting concern for the lighting as it impacts her property across the street.

There being no further questions or comments, Chairman Barnard closed the public hearing.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plans, as amended by the Planning Board approval, are incorporated into the approval;
Plan 1: Cover Sheet, Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 2: Existing Conditions Sheet, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 3: Overall Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 4: Detailed Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 5: Detail Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 6: Grading Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 7: Grading Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 8: Driveway Site Distance Plan and Profile, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 9: Driveway Site Distance Plan and Profile, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 10: Sewer and Water Design Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 11: Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 12: Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 13: Site Plan, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.
Plan 14: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 15: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 16: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 17: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 18: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 19: Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 20: Sewer Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 21: Water Construction Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 22: Drainage Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 23: Drainage Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

Plan 24: Landscaping Details, Land of 280 South Main Street, LLC, South Main Street (a/k/a Route 28), Wolfeboro, NH, Tax Map 231, Lot 82, Prepared by Kenneth Berry, LLS, Berry Surveying and Engineering, 148 Crown Point Road, Barrington, NH 03825, Dated February 9, 2011.

2. The applicant shall be required to enter into a construction observation agreement with the Town's consulting engineer, HE Bergeron, for site work.
3. The applicant shall be responsible for the cost of the construction observation agreement.
4. The applicant shall be responsible for the payment of all recording fees.
5. The applicant shall post a financial security, as outlined in Item #12 of the Planner Review dated 3/1/11, for the purpose of securing the required onsite improvements.
6. The following permits and/or approvals, and any conditions attached thereto, are adopted by reference to this approval:
 - a. NHDOT Driveway Permit
 - b. NHDES Wetlands Permit
7. The applicant's engineer shall submit a letter certifying compliance with the American's With Disabilities Act.
8. The applicant shall provide easements for electric and sewer lines.
9. The applicant shall prepare a lighting detail with two signs in compliance with the dark sky ordinance.
10. The applicant shall amend the plan to reflect parking calculations.
11. The applicant shall address any concerns noted by HE Bergeron.

It was moved by Stacie Jo Pope and seconded by Chuck Storm to approve the 280 South Main Street, LLC / David Peterson Site Plan Review application, TM #231-82, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

It was moved by Chris Franson and seconded by Stacie Jo Pope to adjourn the March 1, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:59 PM.

Respectfully Submitted,
Lee Ann Keathley
Lee Ann Keathley

ENVIRONMENTAL PLANNING CONSIDERATIONS

**PETER PALMER
WHITEGATE ROAD
WOLFEBORO, N.H.**

EXISTING GRAVEL ROAD

- **APPROXIMATELY 175 LINEAR FEET OF CONCENTRATED FLOWS ON THE EAST SIDE OF THE ROAD DRAIN INTO WETLAND WITHOUT TREATMENT.**
- **ROADWAY SHEET FLOW TOWARDS CULVERT CROSSING UNTREATED.**
- **ROADWAY CULVERT UNDERSIZED (18" CMP), NO NATURAL BOTTOM, SUBSTANDARD/FAILED HEADWALLS, AND HIGHER VELOCITIES CAUSING DOWNSTREAM (PLUNGE POOL) EROSION. CULVERT HAS HISTORICALLY FAILED WASHING OUT THE ROAD AND DEPOSITING SAND/GRAVEL IN DOWNSTREAM WETLAND TOWARDS THE LAKE.**

PROPOSED GRAVEL ROAD

- **SHIFTS ROAD ALIGNMENT FURTHER AWAY FROM THE LAKE.**
- **SHEET FLOWS ON EAST SIDE (CLOSEST TO THE WETLAND) SHALL BE DIRECTED TO A DIVERSION BERM WHICH WILL PROVIDE TREATMENT AND SETTLEMENT TIME PRIOR TO DISCHARGE INTO THE WETLAND.**
- **A GRASS TREATMENT SWALE SHALL PROVIDE PRE-TREATMENT FOR ROADWAY RUNOFF ON THE WESTERN SIDE OF THE ROAD PRIOR TO ENTERING A STONE-LINED LEVEL SPREADER.**
- **LEVEL SPREADER SHALL DISPERSE CONCENTRATED FLOWS PRIOR TO SHEET FLOW TOWARDS THE WETLAND.**

- **RUNOFF FROM THE NEARLY LEVEL SECTION OF ROAD (STA 2+50 THRU 5+0) SHALL BE TREATED BY FILTERING THROUGH THE ADJACENT UPLAND FOREST VEGETATION.**
- **STABILIZED AND RE-VEGETATED ROADSIDE SIDE SLOPES.**
- **PROPERLY SIZED CULVERT (36" RCP) WITH NATURAL BOTTOM AND HEADWALLS. REDUCED FLOW VELOCITIES AND STONE OUTLET PROTECTION SHALL ALLOW FOR ADEQUATE FLOWS WITH REDUCED SEDIMENTATION AND EROSION TOWARDS THE LAKE.**
- **FORMER ROADWAY STABILIZED AND RESTORED WITH NATIVE VEGETATION.**