

**TOWN OF WOLFEBORO
PLANNING BOARD
November 3, 2015
MINUTES**

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Mike Hodder, John Thurston, Vaune Dugan, Paul O'Brien, Members, Chuck Storm, Alternate.

Members Absent: Brad Harriman, Selectmen's Representative, Dave Alessandroni, Alternate.

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.

I. Scheduled Appointments

Northern New England Telephone Operations, LLC d/b/a FairPoint Communications
Site Plan Review; Communications Closet
Agent: Jaye Millar, FairPoint Communications
TM #260-51
Case #201516

Kathy Barnard stated the public hearing was continued from October 20, 2015; noting the applicant is seeking site plan approval for a communications closet. She stated the Board sought Town Counsel guidance; noting Town Counsel stated that RSA 674:30 allows the Board to waive requirements for the utility structure but, the fence is not part of the utility structure and as such, the applicant needs to build a 6' fence and comply with the setback or seek a Variance for an 8' fence within the setback.

Eddie Mendonca, FairPoint Communications, stated he met with the abutters and agreed to provide a structure that is fully enclosed on two sides with a roof rather than constructing a fence. He stated that based on the verbal agreement with the abutters, he will proceed with a final design.

Kathy Barnard stated any structure taller than 6' would require a Variance; noting there are no screening requirements.

John Thurston verified the platform would be removed.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended to the date of this approval is incorporated into the approval:
Plan 1: Easement Plan For FairPoint Communications – NNE, Project No. 13-132, Owners of Record: Lincoln Buildings, LLC, 645 South Main Street, Wolfeboro, New Hampshire, 03894, Timothy W. Sutherland, LLS, Lancaster, NH 03584.
2. The applicant shall be responsible for all recording fees.
3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

It was moved by Stacie Jo Pope and seconded by Vaune Dugan to approve the Northern New England Telephone Operations, LLC d/b/a FairPoint Communications Site Plan Review application, Tax Map #260-51, subject to the recommended conditions of approval. Kathy Barnard, Stacie Jo Pope, Vaune Dugan, John Thurston voted in favor. Mike Hodder, Paul O'Brien abstained. The motion passed.

Collden Corporation
Subdivision (Re-subdivision of 15 Lots)
Agent: Peter Holden, Holden Engineering and Surveying
TM # 77-20
Case #201511

Kathy Barnard stated the public hearing was continued from July 7, 2015; noting the outstanding issues included receipt of NH DES Alteration of Terrain Permit, NH DES State Subdivision Approval, Town of Wolfeboro Fire Department Approval, Review by Dave Ford, Review by Town's consulting engineer and Construction Cost Estimate for site improvements.

Rob Houseman stated the remaining outstanding issues include a construction cost estimate to bring Phase I into compliance with today's standards and a construction cost estimate for the remaining project.

Randy Walker reviewed the history of the subdivision process.

Rob Houseman reviewed the Tighe and Bond letter, dated 11/3/15; noting the Town's consulting engineer reviewed the submitted documents and all prior issues have been resolved. He stated deficiencies of the road for Phase I and the cost for improvements to such will be included in the bond.

Peter Holden stated the construction cost estimate has not yet been finalized and noted the estimate would include improvements to the existing road and new road.

Kathy Barnard questioned a timeline to begin the project.

Peter Holden stated the applicant does not currently have a timeline.

Vaune Dugan asked if the road is private or public.

Rob Houseman replied private and noted the applicant will be constructing the road to Town standards and intends to petition the Town for acceptance following such.

Vaune Dugan verified the current road will be brought to Town standards.

Paul O'Brien questioned whether the Board's approval is open ended since the applicant has stated there is no timeline to begin the project.

Rob Houseman stated the approval and posting of the bond allows for the sale of the lots however, the lots cannot receive a Certificate of Occupancy without the completion of the improvements. He stated the Board has the ability to post a time limit and reviewed the statute associated with vesting of rights.

John Thurston asked whether the Town should inspect the condition of the road.

Rob Houseman stated the Town's consulting engineer will inspect the project as part of the Construction Observation Agreement.

Rob 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, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 2: Sheet Index and General Notes, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 3: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 4: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 5: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 6: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 7: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 8: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 9: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 10: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 11: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 12: Roadway Alignment and Geometry Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 13: Roadway Alignment and Geometry Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 14: Roadway Alignment and Geometry Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 15: Grading, Drainage and Erosion Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 16: Grading, Drainage and Erosion Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 17: Grading, Drainage and Erosion Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 18: Grading, Drainage and Erosion Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 19: Village Corner Road Profiles, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 20: Village Corner Road Profiles, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 21: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
Plan 22: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

- Plan 23:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 24:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 25:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 26:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 27:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 28:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 29:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 30:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 31:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 32:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 33:** Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 34:** Infiltration Pond Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 35:** Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 36:** Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 37:** Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
- Plan 38:** Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.
2. The applicant shall be responsible for monumentation and the submittal of the monumentation certification and updated plans.
 3. The applicant shall be responsible for the payment of all recording fees.
 4. The applicant shall enter into a Construction Observation Agreement with the Town's consulting engineer. The cost shall be borne by the applicant.
 5. The applicant shall provide a payment of financial security as specified in item #12 of the Planner Review, including correction of deficiencies and wear course paving of Phase I.
 6. The following permits and approvals and any conditions attached thereto, is adopted by reference to this approval:
 - NH DES Subdivision Approval
 - NH DES Alteration of Terrain Permit
 - EPA Storm Water Management Permit
 7. The applicant shall be required to monument the edge of Wetlands in compliance with § 175-10.2 *Wetlands Boundary Monumentation*.
 8. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

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

It was moved by Paul O'Brien and seconded by John Thurston to approve the Collden Corporation Subdivision application, Tax Map #77-20, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

280 South Main Street, LLC
Site Plan Review; Change in Phasing Plan
Agent: Daniel O'Lone, Berry Surveying and Engineering
TM #231-82
Case #201522

Rob Houseman reviewed the Planner Review for November 3, 2015. He stated the original approval was issued on 3/1/11; noting the approved application included razing the existing motel buildings and reconstructing the motel as a two-story 36-room motel. He stated a two-phase plan amendment was approved in 2012; noting the approval was based on the owner's decision to modify the original approval because of ADA requirements and the desire to break the project into two phases. He stated the new proposal is for a three phase, three building project. He stated Phase I was approved to remove a portion of the existing main motel unit in order to construct the first of the three buildings. He stated Phase II is proposed to construct the northerly most building containing 14 units (7 on each of the floors), drainage and parking associated with the new building and the removal of 14 units from the site (10 units from the main motel building and 4 units from the back motel building). He stated Phase III is proposed to raze the remaining portions of the original motel, construct the final building and construct the final parking, landscaping and drainage in accordance with the approved plan. He stated the applicant is proposing 50 parking spaces (40 are required) including 6 ADA parking spaces and provided a cost estimate for Phase II site improvements in the amount of \$103,671.90. He stated the applicant does not propose any changes to storm drainage, lighting and signage and noted the following permits apply to the project; NH DOT Driveway permit and NH DES Dredge & Fill permit. He noted the NH DES Dredge & Fill permit expires 6/10/2016 and questioned whether an extension of such would be necessary.

Randy Walker stated the Board previously approved the project however, due to the increase in cost to complete Phase I and the length of time it took to do so, the applicant is requesting that Phase II be broken into two phases. He stated Phase II would include drainage improvements and be completed prior to the expiration of the State permits. He stated the recommended conditions of approval are fully acceptable to the applicant.

Kathy Barnard verified there will not be a need to apply for an extension of the State permits. She questioned the number of units built in Phase I.

Randy Walker stated Phase I included 10 units, Phase II will include 14 units and Phase III will include 12 units.

John Thurston asked if the construction cost estimate includes Phases 2 and 3.

Rob Houseman stated the estimate includes Phase II and noted a bond would be required prior to Phase III.

Mike Hodder asked if the applicant provided architectural renderings to Staff.

Randy Walker stated there are no changes to the original submittal of the architectural renderings.

It was moved by Vaune Dugan and seconded by Mike Hodder to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

Rob reviewed the following recommended conditions of approval;

1. This an amendment of the approved Phasing Plan and all conditions of approval and design criteria are adopted by reference and shall apply to the following plans, amended to the date of this approval, are adopted by reference into this approval:

Plan 1: Cover Sheet, Cover, Site Plan, Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014, Revised to October 6, 2015.

Plan 2: Phase 2 Building Removal Plan, Site Plan Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014, Revised to October 6, 2015.

Plan 3: Phase 2 Site Plan, Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014, Revised to October 6, 2015.

Plan 4: Phase 2 Grading and Drainage Plan, Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014, Revised to October 6, 2015.

Plan 5: Phase 2 Water/Sewer Plan, Utility Plan, Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014, Revised to October 6, 2015.

Plan 6: Phase 2 Landscaping Plan, Land of 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 7: Sediment and Erosion Control, Construction Details, For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 8: Sediment and Erosion Control, Construction Details, For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 9: Construction Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 10: Construction Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 11: Construction Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 12: Construction Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 13: Drainage Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 14: Drainage Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 15: Landscape Details For 280 South Main Street, LLC , South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 16: Water and Sewer Construction Details For 280 South Main Street, LLC, South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

Plan 17: Water and Sewer Construction Details For 280 South Main Street, LLC, South Main Street, (a/k/a Route 28) Wolfeboro, N.H. Tax Map 231, Lot 82, Prepared by Kenneth A. Berry, LLS, Berry Surveying and Engineering, 148 Second Crown Point Road, Barrington, NH 03825, Dated September 5, 2014.

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, 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. NH DOT Driveway Permit
 - b. NH DES Wetlands Permit
7. The applicant's engineer shall submit a letter certifying compliance with the American's With Disabilities Act.
8. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

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

It was moved by Mike Hodder and seconded by Paul O'Brien to approve the 280 South Main Street, LLC Site Plan Review application, Tax Map #231-82, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Lyon King Realty Trust

Special Use Permit

Agent: James Rines, White Mountain Survey and Engineering, Inc.

TM #250-11

Case #201521

Vaune Dugan recused herself; noting that she is the applicant's architect.

Chairman Barnard appointed Chuck Storm, Alternate, to sit in for Vaune Dugan, Member.

Rob Houseman reviewed the Planner Review for November 3, 2015 stating the applicant proposes to raze the existing 426 SF boathouse and construct a 714 SF boathouse. He stated the application triggers a Special Use Permit for the boathouse and encroachment into the wetland setback and buffer. He noted NH DES has issued a Standard Dredge and Fill permit to replace a 14'7"x28'9" one-slip boathouse with a 21'x29' one-slip boathouse. He stated the Code Enforcement Officer and Health Officer have reviewed the proposal and have no objections. He stated the Conservation Commission reviewed proposal and stated the following, "The Conservation Commission does not feel that boathouses are the least impacting form of boat storage and objects to the environmental impact of dredging the lake bottom for the installation of the dug-in boathouse."

Mike Hodder asked when the original boathouse was built.

Jim Rines, White Mountain Survey and Engineering Co., Inc., stated he is not aware but, the boathouse is very old and in need of repair. He reviewed his letter, dated 10/7/15, see attached.

Kathy Barnard asked whether the applicant received the Conservation Commission's review.

Jim Rines replied yes and noted the Conservation Commission has historically taken the position that dug-in boathouses are not the least impacting alternative to shorefront structures and boat storage however, boathouses are a permitted structure. He stated the current boathouse is in disrepair and feels that the reconstruction of the boathouse in its current location will minimize impact to the shorefront with a minor encroachment into the buffer.

Mike Hodder stated the Conservation Commission's comment does not address this particular site rather, it addresses boathouses as an environmental concept. He stated the NH DES permit reflects that the public hearing for the project was waived as a result of a site visit by NH DES personnel; noting the NH DES personnel were satisfied that the proposal does not have a detrimental impact. He stated that based on such and NH DES' approval, such should satisfy any environmental concerns the Board should have.

John Thurston stated he is not opposed to the project. He stated he observes a lot of boathouses constructed with concrete; noting that he observes that the concrete located below the lake level deteriorates and bleed off into the lake. He asked if there are any suggestions as to sealing the concrete so that such does not occur.

Jim Rines stated such would be a structural treatment however, noted sealants are available to treat the concrete.

John Thurston stated testimony was provided that watercourses and water bodies would be protected. He stated he has observed the deterioration of concrete on boathouses after 3 years of being constructed and would like the issue to be addressed.

Jim Rines stated he doesn't disagree however, noted that concrete is made with cement, aggregate and other natural ingredients.

John Thurston stated that concrete will burn a hand if placed in such.

Jim Rines stated that concrete, as it falls apart and is diluted in water, does not adversely impact the water body.

Vaune Dugan stated the Special Use Permit application addresses the encroachment into the wetlands setback and buffer in the back corner of the lot rather than concrete. She stated the proposed concrete wall is being placed in the current location of the existing concrete wall. She depicted the concrete wall on the plan; noting the concrete is located under the existing structure. She stated that two piers are proposed to hold up the roof in order to preserve a boulder and tree and minimize impact.

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

Chairman Barnard opened 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: Special Use Permit Application Plan & Notes for the Lyon King Realty Trust, 149 Kingswood Road, Wolfeboro, New Hampshire, Tax Map 250, Lot11, Prepared by Mark Lucy, PE, White Mountain Survey & Engineering, Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated October 7, 2015.

Plan 2: Special Use Permit Application Profiles & Details for the Lyon King Realty Trust, 149 Kingswood Road, Wolfeboro, New Hampshire, Tax Map 250, Lot11, Prepared by Mark Lucy, PE, White Mountain Survey & Engineering, Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated October 7, 2015.

- 2) The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
- 3) An inspection by the Town shall be required of siltation devices prior to construction.
- 4) This approval is subject to the NH DES Standard Dredge & Fill permit and any conditions attached thereto.
- 5) The applicant shall be responsible for 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.

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

It was moved by John Thurston and seconded by Chuck Storm to approve the Lyon King Realty Trust Special Use Permit application, Tax Map #250-11, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Randolph Dales & Marilyn Tyler
Boundary Line Adjustment
Agent: Randy Tetreault, Norway Plains Associates, Inc.
TM #244-2 & 3
Case #201523

Rob Houseman reviewed the Planner Review for November 3, 2015 stating the applicant proposes a boundary line adjustment that will transfer 1.25 acres between Tax Map 244, Lots 2 and 3. He stated Lot 244-2 would decrease by 1.97 acres and decrease its frontage on South Main Street from 269.65' to 229.65'. He stated Lot 244-3 would increase by 1.97 acres and increase its frontage on South Main Street from 268.44' to 308.44'. He noted the proposal redefines the property line.

Randy Tetreault, Norway Plains Associates, Inc., stated the lots will be conforming to the lot size by soil types and will be served by Town water and on-site septic systems; noting he confirmed the latter with Dave Ford, Director of Public Works. He noted both lots have existing driveway entrances serving the lots.

John Thurston questioned why the vacant property would not be connected to Town sewer.

Randy Tetreault stated that due to the proximity of the parcel to the Town's sewer line, the Town does not require such. He stated a connection to Town sewer for one single family dwelling is not feasible.

John Thurston questioned the distance requirement to connect to Town sewer.

Rob Houseman replied within 200' of the right-of-way; noting the subject parcel is not located in the right-of-way. He noted South Main Street is a State road and there are restrictions placed on such.

It was moved by Vaune Dugan and seconded by John Thurston to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened 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: BOUNDARY LINE ADJUSTMENT PLAN, 375 SOUTH MAIN STREET, WOLFEBORO, CARROLL COUNTY, WOLFEBORO, NH, PREPARED FOR RANDOLPH K. DALES AND MARILYN A. TYLER, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Plan Dated October 2015.
Plan 2: TOPOGRAPHY, BOUNDARY LINE ADJUSTMENT PLAN, 375 SOUTH MAIN STREET, WOLFEBORO, CARROLL COUNTY, WOLFEBORO, NH, PREPARED FOR RANDOLPH K. DALES AND MARILYN A. TYLER, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Plan Dated October 2015.
2. The applicant shall submit a mylar plan for recording at the Carroll County Registry of Deeds.
3. The applicant shall be responsible for the payment of all recording fees.
4. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans.

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

It was moved by Vaune Dugan and seconded by Stacie Jo Pope to approve the Randolph Dales and Marilyn Tyler Boundary Line Adjustment application, Tax Map #244-2 & 3, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

D'Vine Three, LLC
3-Lot Subdivision
Agent: Randy Tetreault, Norway Plains Associates, Inc.
TM #204-94
Case #201524

Rob Houseman reviewed the Planner Review for November 3, 2015 stating the applicant proposes a 3-lot subdivision. He stated Lot 1 shall consist of 4.14 acres with 410.93' of frontage on River Street and 175' of shore frontage on Crescent Lake, Lot 2 shall consist of 3.23 acres with 437.6' of frontage on River Street and 212' of shore frontage on Crescent Lake and Lot 3 shall consist of 2.48 acres with 251.04' of frontage on River Street and 255' of shore frontage on Crescent Lake. He noted Lot 1 is vacant and Lot 2 is developed as a single family house lot. He stated the plan delineates the necessary soils boundaries and represent that the lots can be built on in compliance with the wetlands buffer requirements. He stated the utilities access/easements should be part of the recorded plan (per TRC sign off) and noted that the Public Works Department is recommending the design and installation of low pressure sewer service for Lots 2 and 3. He stated that without the removal of the existing structures the proposal creates setback violations therefore, all structures need to be removed from the property prior to recording the approved subdivision plan.

Randy Tetreault, Norway Plains Associates, Inc., stated the lots would be serviced by Town water and sewer. He stated there are several existing structures on the parcel not currently inhabitable and the existing property is encumbered by roadway access easements in and along River Street; noting the latter were created during the adjacent subdivision approval processes. He stated it is the current owner's intent to deed the areas to the Town as part of this subdivision process and has agreed that the proposed lots are not to be further subdivided. He stated River Street was originally deeded to the Town from the association. He stated that in order to configure the proposed lots, an easement was obtained. He stated in 1945 the Municipal Electric Department obtained electrical easements however, it is unknown if the easement extended to all the proposed lots. He

stated that although there is an existing easement, Barry Muccio, MED, has requested a specific width be provided. He noted the electric serving Crescent Point is underground and vaulted.

John Thurston questioned the width of the easement.

Randy Tetreault stated Barry Muccio requested 10' however, the applicant will provide a 20' easement.

Mike Hodder asked if there are any issues with the travel way.

Randy Tetreault stated the rights to pass over by others were released as part of the Crescent Point subdivision.

Stacie Jo Pope asked why the proposed lots aren't being connected to the existing underground utilities.

Randy Tetreault stated the underground utilities are located on the opposite side of the paved Town road.

Rob Houseman noted there is no vault for the properties to tie into and the condition of the underground utilities is unknown.

Vaune Dugan asked if an access easement will be provided for 204-94-2; noting the plan depicts an easement to 204-94 and 204-94-1.

Randy Tetreault stated a 20' easement is proposed.

Rob Houseman stated the Town owns the entire utilities (water, sewer and electric) and the Town has an easement encumbrance for sewer.

Vaune Dugan asked how buyers would know about the cost to hook up to Town water and sewer.

Rob Houseman stated such is disclosed at the time the building permit is applied for; noting the cost to hook up to Town water and sewer is \$6,000 for each.

Mike Hodder confirmed the applicant will provide an easement to the Municipal Electric Department and whether the utilities will be above ground or underground will be the decision of the land owner and Barry Muccio.

Randy Tetreault stated Barry Muccio has provided a blanket easement to provide to the owners; noting he would add a note to the recorded plat relative to such.

It was moved by Mike Hodder and seconded by Paul O'Brien to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

Joel Nelson, 7 Silver Street, referenced the first lot and questioned whether the existing sign ("Welcome to Crescent Lake") is located on the land that is proposed to be deeded to the Town;

Randy Tetreault depicted on the plan the area to be deeded to the Town; noting the sign is located in $\frac{3}{4}$ of the area that will be deeded to the Town.

Joel Nelson asked who to contact to request the sign remain in its current location.

Randy Tetreault stated he would provide Mr. Nelson contact information for the owner.

Wayne Lapham, 33 River Street, stated there is a water line located at the entrance of the lots and slightly on his property and asked what would happen to that line.

Rob Houseman asked if the water line is a galvanized pipe at grade.

Wayne Lapham replied yes.

Rob Houseman stated the water line could be an old seasonal water line; noting that all galvanized lines have been abandoned.

Randy Tetreault stated the main water service line is located under the paved road therefore, he suspects it is an old seasonal water line that has been abandoned.

Rob Houseman stated he would follow up with Dave Ford.

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: SUBDIVISION PLAN OF LAND, 39 RIVER STREET, WOLFEBORO, CARROLL COUNTY, WOLFEBORO, NH, PREPARED FOR WILLIAM DEYESSO, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Plan Dated October 2015.
Plan 2: TOPOGRAPHIC SUBDIVISION PLAN OF LAND, 39 RIVER STREET, WOLFEBORO, CARROLL COUNTY, WOLFEBORO, NH, PREPARED FOR WILLIAM DEYESSO, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Plan Dated October 2015.
2. The applicant shall submit a mylar plan for recording at the Carroll County Registry of Deeds.
3. The applicant shall be responsible for the payment of all recording fees.
4. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans.
5. The delineation of a sewer and electric easement on the recorded plan and the execution of said electric easement with the Town.
6. The design and installation of the low pressure sewer service associated with Lots 2 and 3.
7. All structures shall be removed from the property prior to recording of the approved subdivision plan.
8. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
9. A Utility Easement note shall be placed on the plan.

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

Vaune Dugan verified that all the existing structures have to be removed prior to recording the plan.

It was moved by Vaune Dugan and seconded by John Thurston to approve the D'Vine Three, LLC Subdivision application, Tax Map #204-94, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

II. 2016-2025 Capital Improvements Program Public Hearing

Rob Houseman reviewed a Powerpoint presentation regarding such, see attached.

Chairman Barnard opened the public hearing.

Lyn Johnson, Crystal Shore Road, stated Whitten Neck Road is a safety hazard in the winter and requested the project remain included in the Capital Improvements Program.

Paul O'Brien questioned funding for Foss Field building replacement and Dockside improvements.

Rob Houseman reviewed such.

John Thurston asked when the Town's sewer line would be extended out to Whitten Neck Road.

Rob Houseman stated there is currently no discussion regarding such and noted the Town's sewer stops at Mast Landing and to extend it to Whitten Neck Road would be a significant undertaking.

John Thurston requested such be considered.

Paul O'Brien agreed with Mr. Thurston.

Rob Houseman stated he would present such to the Town Manager and Public Works Director.

Referencing the purchase of the Wolfeboro Oil building, John Thurston asked if the Town has the funds to construct the parking spaces.

Rob Houseman stated the 8 spaces would be gravel parking spaces and will exist once the tanks are removed.

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

It was moved by Mike Hodder and seconded by Stacie Jo Pope to adopt the 2016-2025 Capital Improvements Program and forward such to the BOS and Budget Committee for use during the budget process. All members voted in favor. The motion passed.

III. Action Item

Kenneth & Vicki Lull

Lot Merger

Tax Map #67-18-14 & 15

Rob Houseman stated the lot merger will result in the creation of one 8.35 acre parcel with approximately 375' of frontage on Beach Pond Road; noting the lot merger would eliminate one building lot. He stated the Code Enforcement Officer has reviewed the request and has no objection to such.

It was moved by Paul O'Brien and seconded by Vaune Dugan to approve the Kenneth & Vicki Lull Lot Merger, Tax Map #67-18-14 & 15. All members voted in favor. The motion passed.

IV. Public Comment

None.

V. Informational Item

Rob Houseman reviewed the following informational item; Notice of Decision.

VI. Planning Board Subcommittee Reports

None.

VII. Approval of Minutes

October 20, 2015

Corrections:

Page 2, 20th paragraph; insert "for the fence" following "restriction"

Page 4, 4th paragraph, 2nd line; add "Vaune Dugan" following "Dave Alessandroni"

It was moved by Vaune Dugan and seconded by Paul O'Brien to approve the October 20, 2015 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

VIII. New/Other Business

None.

It was moved by Mike Hodder and seconded by Paul O'Brien to adjourn the November 3, 2015 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

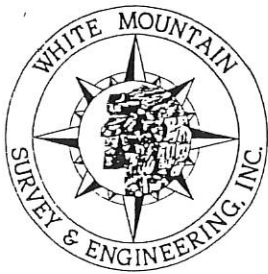
There being no further business, the meeting adjourned at 9:26 PM.

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley

Please note these minutes are subject to amendments and approval at a later date.



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

1270 ROUTE 16, POST OFFICE BOX 440

OSSIPEE, NH 03864-0440

TELEPHONE (603) 539-4118 FACSIMILE (603) 539-7912

WEB ADDRESS: www.whitemountainsurvey.com

RECEIVED

October 7, 2015

SEP 7 2015

Robert T. Houseman, Town Planner
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894-0629

**WOLFEBORO
PLANNING DEPT.**

Re: The Lyon King Realty Trust Special Use Permit Application
149 Kingswood Road
Tax Map 250 Lot 11

Dear Rob:

Please accept this letter, the accompanying documents and plan as a completed application for a Special Use Permit required under Article IX, Section 175-65, C.(4)(g), of the Wolfeboro Zoning Ordinance to allow for the re-construction of a dug-in boathouse on the above referenced property. Because the reconstruction involves work within the wetlands building setback and wetlands buffer, we are also seeking a Special Use Permit as required under Article II, Section 175-10, C.

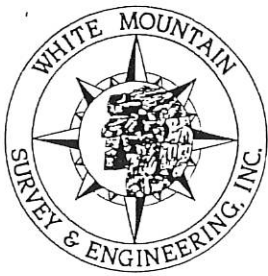
In accordance with Article IX, Section 175-65, C.(4), this lot has frontage on Lake Winnepesaukee; the lot meets the sizing criteria in Section 175-63; there is no other boathouse on the lot; the footprint of the proposed boathouse does not exceed 900 square feet; and the height of the proposed boathouse will not exceed 20'. We have applied to the NHDES Wetlands Bureau for a permit to construct the proposed boathouse and received the permit #2015-01097. We are seeking the Special Use Permit with this application and when granted, this project will comply with all applicable state and municipal regulations.

In order to grant the Special Use Permit for the boathouse re-construction, the planning board must find that the project is consistent with the findings contained in Article II, Section 175-5, A-G. Additionally, because there are jurisdictional wetlands within 25 feet of the proposed reconstruction, the planning board must also find that the project is consistent with the criteria contained in Article II, Section 175-10, C.

Accordingly, we satisfy the criteria contained in Article II, Section 175-5, A-G, as follows:

§175-5 A.: Prevent the destruction of or significant changes to those wetland areas, related water bodies and adjoining land which provide flood protection.

The dredge and fill associated with this project will not impact any wetland areas and will not have any measurable impact to flood protection or adjoining water bodies.



Robert T. Houseman, Town Planner
October 7, 2015
Page 2 of 4

§175-5 B.: Protect persons and property against the hazards of flood inundation by ensuring the continuation of the natural flow patterns of streams and other watercourses.

The proposed project does not redirect natural flow patterns of streams or other watercourses.

§175-5 C.: Provide for nutrient attenuation and augmentation of stream flow during dry periods.

The proposed project does not abut a stream and therefore will not impact nutrient attenuation and augmentation of stream flows during dry periods.

§175-5 D.: Preserve and protect important wildlife habitat and maintain ecological balance.

A review was performed by the New Hampshire Heritage Bureau and the project area was not identified as having any rare species or exemplary natural community (please see the included the included NHB report (NHB15-1124) included with this letter). Therefore this project will not impact any important wildlife habitat or ecological balance.

§175-5 E.: Prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of abuse or inharmonious use of wetlands.

The site of the proposed project is not located in wetlands and therefore will not require essential services and utilities that will require expenditure of municipal funds.

§175-5 F.: Protect the wetlands, watercourses, surface and groundwater supplies and waterbodies of the Town/city from degradation.

The erosion control measures proposed during and post construction will ensure that the existing water quality is maintained and the issuance of an NHDES Wetland Permit is confirmation of this statement.

§175-5 G.: Preserve and enhance those aesthetic values associated with the Wetlands Conservation Overlay District.

By avoiding the wetlands completely we have preserved or maintained the aesthetic values with the Wetlands Conservation Overlay District

With regard to Article II, Section 175-10, C, in order to undertake a use not otherwise permitted in the Wetlands Conservation Overlay District, we must demonstrate to the planning board that



Robert T. Houseman, Town Planner
October 7, 2015
Page 3 of 4

we have satisfied the criteria contained in 175-10, B(1), (2) and (3) and the findings listed in Section 175-5 A-G, which we have done above.

Addressing the criteria of §175-10, B, we offer the following information.

§175-10B(1)(a): No alternative location outside the wetlands setback or buffer zone or which has less detrimental impact on a wetland is feasible.

There is no alternative location for the re-construction of this boathouse along the shoreline which has a less detrimental impact on a wetlands buffer or the lake. The re-construction of this boathouse makes minor modifications to the size of the existing boathouse necessary to accommodate the size of today's boats.

§175-10B(1)(b): The proposed construction is essential to the productive use of other land which is not within the Wetlands Conservation Overlay District.

A fully enclosed boathouse that will accommodate the size of today's boats was the attraction of this property and therefore is essential for this site. The re-construction will remain a one-slip boathouse, but it will accommodate a typical boat of today's size and shape.

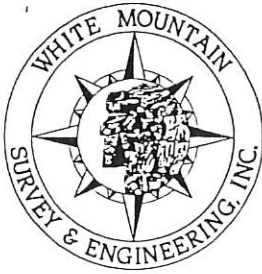
§175-10B(1)(c): Design, construction and maintenance methods will be such as to avoid or minimize detrimental impact upon the wetlands.

The reconstruction of the boathouse was done in such a fashion to minimize the impact to the wetlands buffer and shoreline of the lake, while achieving the desired goal of accommodating the boats of today. The existing setback to the wetlands is 18.3 feet and the proposed setback will be 17.7 feet, which is a 0.6 foot reduction in the setback.

The permanent impact to the wetlands buffer as a result of the boathouse re-construction will be an increase of 37 square feet (going from 150 S.F. to 187 S.F.). The permanent impact to the wetlands setback will be an increase of 25 square feet (going from 147 S.F. to 172 S.F.). There will be 398 square feet of temporary impacts, but those will be re-vegetated once construction is complete.

During construction, the quality of the surface and ground waters will be maintained by the erosion control measures shown on the plan such as silt fence, turbidity screens and dewatering basins. After construction, the infiltration trench proposed around the boathouse will ensure that the existing quantity and quality of the waters are maintained.

Finally, we wish to point out that there will be no impacts to actual wetlands, only minor increases in impacts within the wetland buffer and setback.



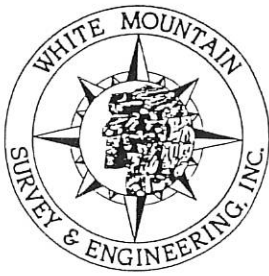
Robert T. Houseman, Town Planner
October 7, 2015
Page 4 of 4

As a result of the above information, the Applicant is confident that this submittal meets the requirements outlined in Section 175-65, C.(4), 175-5, A-G, and 175-10, B(1)-B(3) which are the criteria necessary to grant approval for a Special Use Permit for the proposed activity.

Once you have had the opportunity to review this submittal, if you find that you have any questions, please feel free to contact me directly at 539-4118, extension 315, or David Aiton, extension 305, in my absence. In thanking you for your attention to this matter, I remain

Sincerely,
White Mountain Survey & Engineering, Inc.

James F. Rines, P.E., L.L.S., C.P.E.S.C.
President



WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

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SEP 7 2015

October 7, 2015

WOLFEBORO
PLANNING DEPT.

PROJECT REPORT

The Lyon King Realty Trust
149 Kingswood Road
Wolfeboro, NH 03894

This report has been prepared to meet the requirements of the Town of Wolfeboro's Special Use Permit Application Sections B.1) thru 3).

Description of the ecological communities, floral and faunal

The area of the proposed boathouse is a wooded area dominated by mature hemlocks and red maple typically seen along the shoreline of Lake Winnepesaukee. Presently a boathouse, dock and breakwaters are located in the area of the proposed boathouse and they are to be removed or relocated, but the vegetation in the area has been maintained.

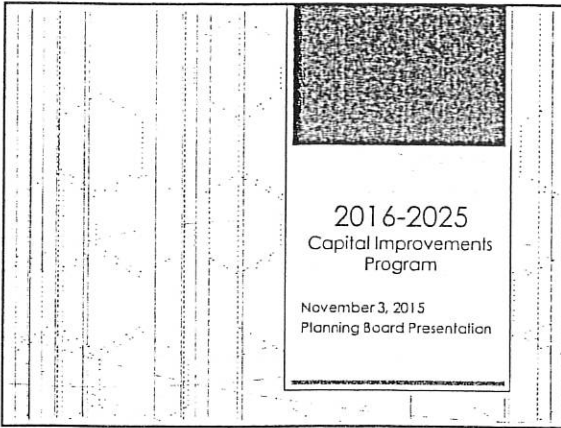
Functions of the wetland and effects of the impact on the wetland

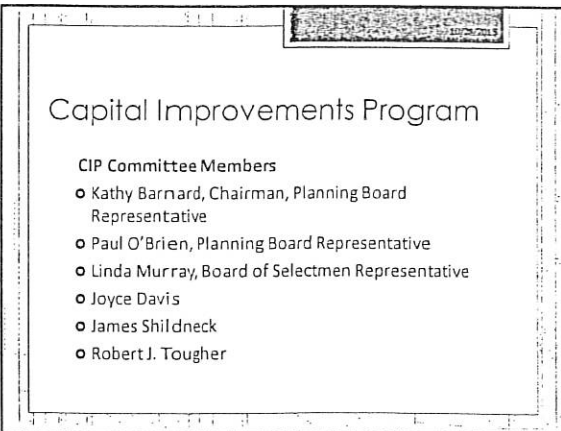
The wetland nearest to the proposed impact is a part of the floodplain area adjacent to Lake Winnepesaukee. The wetland functions to filter stormwater runoff and contain large volumes of stormwater during storm and flooding events. Please see the Wetland Delineation Report prepared by Doiron Environmental LLC (included) for more details regarding the wetland and delineation method.

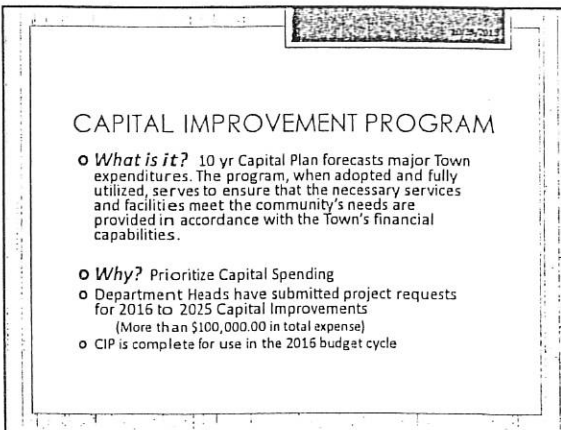
Measures taken to minimize the impact

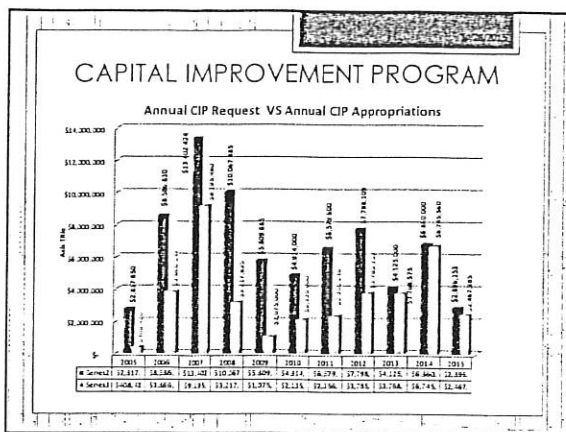
Measures taken to minimize the impact include:

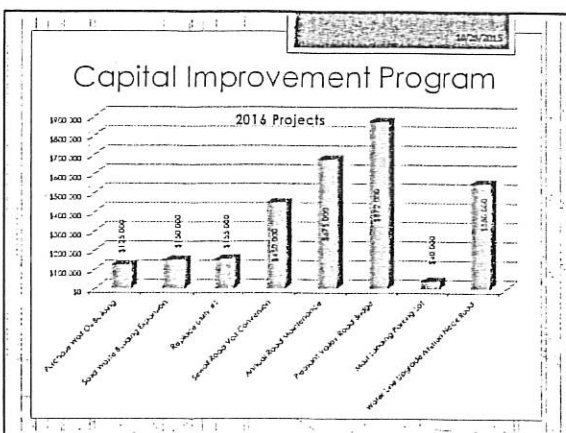
- The placement of silt fence around the delineated wetlands and shoreward of the proposed dewatering basin will minimize the potential impact to the lake and capture any overland transported sediment from disturbed areas.
- The placement of turbidity screen in the water outside of the lakeward perimeter of the proposed work will capture any sediment that might become suspended in the water during excavation and prevent it from exiting the work zone.
- The construction of a temporary cofferdam at the limit of the excavation for the boathouse will limit water laden suspension of sediment in Lake Winnepesaukee and will also serve to delineate the limits of this excavation.
- The installation and use of a dewatering basin will minimize the potential of sediment transport into Lake Winnepesaukee.

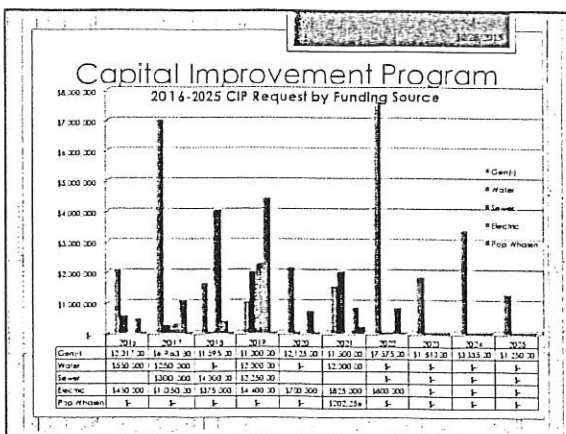












General Government

General Government

- | | |
|------------------------------|-----------|
| • Purchase Wolf Oil building | \$125,000 |
|------------------------------|-----------|

Rationale: This is a historically significant building in the downtown area and could be rehabilitated and repurposed to serve the town of Wofford. The future of the building will be discussed and determined in 2016. The area where concrete tanks are presently situated, will be removed. This area could provide 3 additional parking spaces, without taking down or moving the building.

- o Recommendation: 125,000 (Bond Authorization)

Fire Department

- | | |
|----------------------|-----------|
| • Replace Utility #1 | \$155,000 |
|----------------------|-----------|

Rationale: This proposal is to replace Utility 1 with a similar vehicle. U1 responds to all medical and forestry calls and can be expected to remain in service for about 10 years. It is a Ford F-350 chassis and while a heavy-duty vehicle, it will not have the life expectancy of a full-size fire apparatus. Recent extensive reports have allowed it to wait another 2 years for replacement. This is part of the apparatus replacement program addressed in the recent Master Plan update as CC-7.

- Recommendation: \$155,000 (Capital Reserve Account)

Electric Department

- | | |
|-------------------------------|-----------|
| o Sewall Road Vail Conversion | \$450,000 |
|-------------------------------|-----------|

Rationale: Future load growth and the number of customers served (265) will drive the conversion timing of this project. Existing circuit (#4 covered aluminum) is run in herdrix configuration but is not derated for 18kV wire. Jewell Road also is currently tapped down beyond Pleasant St. with (2) 100kVA & (1) 25kVA transformer.

- a Recommendation:** \$450,000 Enterprise Fund

Public Works Department

- | | |
|----------------------------------|-----------|
| • Solid Waste Building Expansion | \$150,000 |
|----------------------------------|-----------|

Rationale: The Solid Waste and Recycling Facility on Beach Road handles over 4,000 tons of material each year. About 40% of it is recycled. The town received over \$100,000 for the sale of recyclables in addition to a cost avoidance of \$137,000. Additional storage space would allow staff to stockpile recycled material and obtain best pricing. This building expansion would also eliminate the need for off-site storage and eliminate the need for a transfer station.

- o Recommendation: \$150,000 (Current Revenue)

- | | |
|----------------------------|----------|
| • Mast Landing Parking Lot | \$40,000 |
|----------------------------|----------|

Rahallco: Parking at its getting more use because of the Cotton Valley Rail Trail and it's in serious need of an upgrade. Problems include a serious grade change between upper lot and lower lot, need for additional stormwater treatment and add additional parking with reconfiguration. Engineer is preparing in 2015 with construction in 2017.

- o Recommendation: \$40,000 (Current Revenue)

a Pleasant Valley Road Bridge	\$872,000
-------------------------------	-----------

Rationale: NHCOF has evaluated the Pleasant Valley Road Bridge over Heath Brook and has classified it as being deficient and a "red listed". Town has contracted with a bridge engineer for the pre-qualify engineering to qualify for the State Bridge Aid program. Under this program the town will be reimbursed 80% of the project cost. At this time the preliminary and design engineering cost estimate is \$115,000. The town share would be \$23,000 and the State share \$92,000.

- o Recommendation: \$23,000 (Current Revenue)

- Water Line Upgrade Whitten Neck Road \$550,000

Rationale: This is an unlined cast iron pipe and has caused discolored water for customers serviced by this line. In addition the Town has had two significant water line breaks on this section of pipe in the winter. Pipe was constructed in ledge and was backfilled with broken edge in some areas causing breaks. Road

- a. Recommendation \$550,000 (General Obligation Bonds)

Capital Improvement Program 2016 RECOMMENDATIONS				
Road	Distance (ft)	Width (ft)	Fee/2 Yards	Est. Costs
1 Beach Pond Road				
21 10th to Northline Rd	11,500	22	253,440	
			28,160.00	
				\$ 182,521
2 Old Lakeview Terrace	2,218	22	48,797	
				\$ 36,159
3 Port Wenden	3,300	21	67,200	
				\$ 262,329
4 Winterhaven	3,400	22	74,200	
				\$ 166,199
7 Contingency				\$ 21,775

Capital Improvement Program 2015 RECOMMENDATIONS				
<p>Capital Reserve Accounts</p> <p>Rationale: The use of Capital Reserve Accounts stabilizes annual capital expenditures and ensures the need for ongoing requests for rolling stock replacement and maintenance programs.</p> <p>Below please find the schedule for rolling stock replacement and maintenance programs.</p>				
Capital Reserve Accounts	2015	2017	2018	2019
Fire Dept. Rolling Stock	\$134,300	\$175,000	\$175,000	\$175,000
Police/Atx Rolling Stock	\$175,000	\$175,000	\$175,000	\$175,000
Alameda Snow-Making	\$15,250	\$15,250	\$15,250	\$15,250
Fire Dept. Bidding Replacement	\$100,000	\$100,000		
Doctside Capital Improvements	\$200,000	\$200,000		
Bidding Maintenance	\$75,000			

2016 – 2025 Capital Improvements Program	
<p>o Questions or Comments.....</p>	
