

OUR TOWN

THURSDAY, JUNE 14, 2018

SECTION A, PAGE 7



ELISSA PAQUETTE

THIS VIEW of the Pickering House Inn and The Barn at Pickering House is one of many outstanding views from inside the newly renovated inn. Landscaping and other final touches are underway in preparation for the Saturday, June 23, tours for the community running from 11 a.m. to 3 p.m. VNA docents are prepared to guide the tours.



ELISSA PAQUETTE

PETER AND PATTY Cooke take a break in a front living room of the Pickering House Inn on June 6. The muted gold colored marble fire place surround is original to the house. When complete, the shelves will hold books and games for guests of the inn as they relax and enjoy their stay in Wolfeboro.

Pickering House Inn tours set for June 23

Historic Wolfeboro building opening after extensive renovations

BY ELISSA PAQUETTE

Contributing Writer

WOLFEBORO — On Saturday, June 23, residents and visitors curious to take an inside look from 11 a.m. to 3 p.m. at the restoration and renovation of what has been locally known as “the yellow house,” located on Main Street next to Carpenter Elementary School and across from Brewster Academy’s Memorial Field, will at last be able to enjoy a tour of Patty and Peter Cooke’s magnum opus, The Pickering House Inn and Event Barn.

Their journey into the reconstruction, restoration, and design of what is now a delightful gathering space for overnight guests and a barn for private functions began in earnest two years ago. “It’s important to save these old buildings,” says Peter, for “once they’re gone, we can’t bring them back.”

Numerous Excel sheets and drawings later, the demanding conceptual and organizational work is over. Talented tradesmen, landscapers and a heating expert from Eastern Propane, who the Cookes refer to as a “heating savant” have been steadily shoring up and transforming the nearly 200-year-old building in accordance with Patty Cooke’s vision.

“Some of these things, I’ve seen in my head for years. Now we can see how it looks,” she says. It’s been a huge undertaking, considering the size and condition of the building.

Now structurally sound, with today’s technology and systems in place, the Cookes are taking it to the “next chapter,” says Patty. “It’s ready for the next 200 years. That was our goal.” She says it hasn’t been easy, for they both have other commitments, she as owner/operator of Wentworth Style, a renovation and interior design firm, and Peter in the field of commercial real estate project management.

In the midst of putting the finishing touches in place, including bringing in furnishings and art work and install-

ing window treatments, they say they are enjoying being in the inn “more and more” now that it’s done. “It’s a nice space.”

Entering the building through the garden area into the gathering kitchen, visitors are afforded a look into the event barn, its newly finished floors softly gleaming as the finish coat was curing. Manager/Chef Patty Roche, founder of the Stonewall Kitchen Cooking School, will be putting on farm to table dinners in the barn on Saturdays.

The barn will also be the site for private functions and weddings, with weddings on the back burner for this first summer, says Patty, in the interest of giving the staff time to adjust to the workings of the inn. Already, the first day on which reservations could be made, 60 came in for overnight stays, which begin July 1. Two to three inquiries a week are coming in for 2019, she adds.

Two living rooms in the front of the house feature the original marble fireplaces and door

frames have retained their original patina in the restoration process. The wide plank floors are heartwood pine, new for consistency and accommodation to changes in layout, an appropriate choice for the age of the house.

“The house is well positioned for light and views,” says Patty. “On a sunny day, every single room gets a special light.” No matter where one turns in the house, whether upstairs or down, in a hallway, living room, guest room or bathroom, the quality of light is striking.

And the windows

frame views of Wolfeboro positively suitable for painting: the historic red brick Carpenter Elementary School, framed with the leafy foliage of tall trees; the historic Wolfeboro Town Hall; and a view up Main Street from one side, and views of the First Congregational Church, Brewster Academy’s Memorial Field, the gardens both front and side, and the event barn.

The inside spaces, including the floor, are well insulated for a quiet, restful experience. Walls to common areas have additional insulation for privacy, and

each room, unique in layout, offers individualized heating and cooling options, gas stoves and corner gas fireplaces among them.

There’s much more. The Cookes, in gratitude to the community that has encouraged them and patiently but eagerly awaited the opening, invite everyone to come to the barn, sign in, and join with friends and neighbors to see the place for themselves on Saturday, June 23, from 11 a.m. to 3 p.m. VNA Hospice docents will be on hand to lead groups through the establishment.

Tuftonboro UMC hosting roast pork supper

TUFTONBORO —The Tuftonboro United Methodist Church will be having a Roast Pork supper including, stuffing, gravy, mashed potatoes, carrots, cole slaw, rolls, and strawberry shortcake for dessert on Saturday, June 23. The supper will be served at 5 p.m., and the dinner price is \$10 for adults and \$5 for children. To make reservations, please call 569-2097. We are located at 129 Mountain Rd., Route 171, Tuftonboro.

Hikers having picnic lunch at Castle in the Clouds

TUFTONBORO — The Hikers will be having a box lunch picnic at the pond at the Castle in the Clouds on Thursday, June 21, at 12. Bring a wrapped lunch that will be eaten by someone else. Use your imagination to wrap it any way you wish, pretty box, brown paper bag, etc. Water will be provided. It will be a nice day to enjoy a beautiful outdoor setting.

For more information, please contact Hiker President Carol Simpson at 539-7587.

Town of Wolfeboro Master Plan Update Forum Tuesday, June 19th, 2018 6:30PM Town Hall – Great Hall

The Planning Board and Town of Wolfeboro invite all stakeholders to join them for an update on the community Master Plan process. It has been 10 years since the last Master Plan update and the Planning Board is exploring a new long term plan for the future.

At the Forum, we look forward sharing our updates on the Community Facilities, Arts and Heritage, Natural Resources, Energy, Economic Development, and Transportation/Infrastructure chapters. In the time since the Master Plan Kickoff Forum in February, Master Plan committees have had more than thirty (30) meetings, signed up forty (40) stakeholders as members, and begun development of hundreds of recommendations for the new plan.

If you’re unable to attend or would like to learn more about the work of the Subcommittees or the Master Plan process, please contact:

Matt Sullivan, Director of Planning and Development
Phone: 603-569-5970
E-Mail: planningdirector@wolfeboronh.us

NOTICE OF DECISION WOLFEBORO ZONING BOARD OF ADJUSTMENT 4 June 2018

TM# 193-12

Applicant: Frank Jr. Oliver

Special Exception

Agent: Randy Walker, Esq.

Case 12-SE-18

Public Hearing for a Special Exception under Article X, Section 175-43 of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of a 780 sq. ft. cabin by 25 % adding a 195 sq. ft. addition. This property is located at 2 Sister Island.

Board Decision:

It was voted by at least three members to approve for a Special Exception under Article X, Section 175-43 of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of a 780 sq. ft. cabin by 25 % adding a 195 sq. ft. addition.

1. The following plans are incorporated as part of this approval:

Plan 1: Oliver/Day Camp Renovation and Addition, 2 Sister Island, Wolfeboro, NH, 03894, Tax Map 193 Lot 012 prepared by Anke Tremback, Architect, PLC, 29 E. Village Road, Burlington, VT 05401. Dated April 30th, 2018

2. All federal, state, and local permits to be received, including but not limited to Town of Wolfeboro Building Permit approval and Shoreland Permit approval.

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.

4. The application, as submitted to the ZBA, does not satisfy the submission requirements for a Building Permit or a Site Plan Review application.

5. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.

6. This Special Exception shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause.

Fred Tedeschi, Chairman

Date: 8 June 2018

NOTE: Certain persons have the right to appeal the ZBA’s decision to the superior court, or to file a motion for rehearing with the ZBA within 30 days of the date the ZBA made the decision. Any person who wishes to exercise their appeal rights must do so consistent with applicable State statutes and should immediately consult with an attorney of their choosing to be sure their appeal rights are protected.

***Note: This notice has been placed on file and made available for public inspection in the records of the ZBA on 8 June 2018 and published in the 14 June 2018 Edition of the Granite State News. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Tax Assessor, Building Official, Fire Chief, Police Chief, Town Manager and Municipal Electric Department.*

NOTICE OF DECISION WOLFEBORO ZONING BOARD OF ADJUSTMENT 4 June 2018

TM# 149-20

Applicant: Michael Southworth

Variance

Agent: Randy Walker, Esq.

Case 11-V-18

Public Hearing for a Variance under Article IX, Section 175-64 (A) 1,2& 4 of the Wolfeboro Planning & Zoning Ordinance to remove a 207 sq. ft. shed which encroaches over eastern boundary line and is predominantly within the 50’ waterfront setback, remove 806 sq. ft. of impervious driveway, and replace with a 384 sq. ft. garage setback more than 50’ from Lake Wentworth, and construct a new 409 sq. ft. driveway with pervious pavers and remove 3 decks totaling 169 sq. ft. and replace with 3 decks totaling 114 sq. ft. This property is located at 75 Fernald Crossing. A site visit was held at approximately 6:30 pm

Board Decision:

It was voted by at least three members to grant the variance under Article IX, Section 175-64 (A) 1,2& 4 of the Wolfeboro Planning & Zoning Ordinance to remove a 207 sq. ft. shed which encroaches over eastern boundary line and is predominantly within the 50’ waterfront setback, remove 806 sq. ft. of impervious driveway, and replace with a 384 sq. ft. garage setback more than 50’ from Lake Wentworth, and construct a new 409 sq. ft. driveway with pervious pavers and remove 3 decks totaling 169 sq. ft. and replace with 3 decks totaling 114 sq. ft. Additionally, the following conditions apply to this approval:

1. The following plans are incorporated as part of this approval:

Plan 1. Existing Conditions Plan, Owner/Applicant: Michael Southworth, P.O. Box 902, Wolfeboro, NH, 03894, Tax Map 149 Lot 020, Fernald Crossing, prepared by Berry Surveying and Engineering, 335 Second Crown Point Road, Barrington, NH 03825. Dated June 1, 2018.

Plan 2. Proposed Conditions Plan, Owner/Applicant: Michael Southworth, P.O. Box 902, Wolfeboro, NH, 03894, Tax Map 149 Lot 020, Fernald Crossing, prepared by Berry Surveying and Engineering, 335 Second Crown Point Road, Barrington, NH 03825. Dated June 1, 2018.

2. All federal, state, and local permits to be received, including but not limited to Town of Wolfeboro Shoreland and Building Permit approval.

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.

4. The application, as submitted to the ZBA, does not satisfy the submittal requirements for a Building Permit.

5. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.

6. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause.

7. An as-built certification of the deck and structure encroachment by a Licensed Land Surveyor is required.

Fred Tedeschi, Chairman

Date: 8 June 2018

NOTE: Certain persons have the right to appeal the ZBA’s decision to the superior court, or to file a motion for rehearing with the ZBA within 30 days of the date the ZBA made the decision. Any person who wishes to exercise their appeal rights must do so consistent with applicable State statutes and should immediately consult with an attorney of their choosing to be sure their appeal rights are protected.

***Note: This notice has been placed on file and made available for public inspection in the records of the ZBA on 8 June 2018 and published in the 14 June 2018 Edition of the Granite State News. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Tax Assessor, Building Official, Fire Chief, Police Chief, Town Manager and Municipal Electric Department.*