

TECHNICAL REVIEW COMMITTEE
October 6, 2010
MINUTES

Members Present: Tom Zotti, Wolfeboro Fire Department, Dave Ford, Director of Public Works, Audrey Cline, Code Enforcement Officer.

Members Absent: Barry Muccio, Director of Operations, Electric Department, Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard.

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

Thomas & Christine Clark

Special Use Permit

Agent: Christopher Berry, Berry Surveying & Engineering

Case #201030

TM #273-5

Christopher Berry stated the septic system (gravity feed enviro-septic design) is situated in the upper area of the proposed project; noting the applicant applied for a NH DES Subsurface permit and was requested to redraw the baffles in the septic system and have a well release recorded at the Carroll County Registry of Deeds. He stated the applicant needs relief because a small portion of the construction area is located within the buffer. He stated the area of temporary disturbance will be loamed and seeded; noting 2224 SF of total impact. He stated the wetland delineation was done by Marc Jacobs.

Dave Ford questioned whether a driveway culvert is needed.

Christopher Berry replied yes; noting a driveway swale is located on the plan.

Dave Ford questioned the distance from the culvert to the septic system.

Christopher Berry replied approximately 75'; noting 35' is required.

Audrey Cline questioned the depiction of a hatched area on the deck of the front porch.

Christopher Berry stated such denotes the difference between the decks and porches (included in the front setback).

It was moved by Kathy Barnard and seconded by Tom Zotti to accept the application as complete. All members voted in favor. The motion passed.

Rob Houseman questioned whether the deck on the back of the house is raised.

Christopher Berry replied yes.

Rob Houseman questioned whether stairs would be constructed; noting such are not depicted on the plan.

Christopher Berry replied yes, noting the stairs do not protrude into the wetland area.

Audrey Cline requested the construction of the stairs be included as part of the conditions of approval.

Rob Houseman opened the public hearing.

Mark Everett, abutter, questioned the distance of the structure from the setback.

Rob Houseman replied 30' from the right-of-way.

Kathy Barnard requested the applicant address the criteria.

Christopher Berry reviewed his letter, dated 9/2/10, see attached.

Kathy Barnard questioned the location of the stairs.

Bob Snyder stated such would be constructed toward the driveway.

Christopher Berry noted the stairs are outside the area of impact.

There being no further questions or comments, Mr. Houseman closed the public hearing.

Rob Houseman reviewed the following recommended conditions of approval;

1. A building permit shall require a survey to stake the location of the home and as-built drawings to ensure compliance shall be submitted.
2. The following plans, as amended to the date of approval, are hereby incorporated into this approval:

Plan 1: Special Use Permit Plan for Holmewoods Development Co., LLC, Alpine Meadows Road, Wolfeboro, New Hampshire, Plan prepared by Berry Surveying & Engineering, 148 Second Crown Point Road, Barrington, New Hampshire, 03825, Dated October 4, 2010.

Plan 2: Proposed Septic Plan for Holmewoods Development Co., LLC, Alpine Meadows Road, Wolfeboro, New Hampshire, Plan prepared by Berry Surveying & Engineering, 148 Second Crown Point Road, Barrington, New Hampshire, 03825, Dated October 4, 2010.

Plan 3: Sediment & Erosion Control Plan for Holmewoods Development Co., LLC, Alpine Meadows Road, Wolfeboro, New Hampshire, Plan prepared by Berry Surveying & Engineering, 148 Second Crown Point Road, Barrington, New Hampshire, 03825, Dated October 4, 2010.

Plan 4: Sediment & Erosion Control Plan for Holmewoods Development Co., LLC, Alpine Meadows Road, Wolfeboro, New Hampshire, Plan prepared by Berry Surveying & Engineering, 148 Second Crown Point Road, Barrington, New Hampshire, 03825, Dated October 4, 2010.

Plan 5: Illustration Plot Plan for Holmewoods Development Co., LLC, Alpine Meadows Road, Wolfeboro, New Hampshire, Plan prepared by Berry Surveying & Engineering, 148 Second Crown Point Road, Barrington, New Hampshire, 03825, Dated October 4, 2010.

3. The applicant shall be responsible for all recording fees.

4. The applicant shall submit and comply with a pre-construction siltation and erosion control plan. In addition, an inspection by the Town shall be required of siltation devices prior to construction.
5. The applicant shall provide construction fencing with offset 5 feet from the edge of wetlands and no cutting shall be permitted within the wetlands.
6. This approval is subject to all required State permits and any conditions attached thereto.
7. The applicant shall provide a final grading plan prior to the issuance of a building permit.
8. The approval includes the construction of stairs to the back deck as referenced in the 10-7-10 minutes.
9. The applicant shall be required to monument the edge of wetlands in compliance with *175-9.1 Wetlands Boundary Monumentation, adopted March 13, 2007*. 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 within 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.

Kathy Barnard stated the applicant has adequately addressed the criteria; noting the location of the house is consistent with other houses in the neighborhood and the least impacting.

It was moved by Kathy Barnard and seconded by Audrey Cline to approve the Thomas & Christine Clark Special Use Permit application, Case #201030, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
Lee Ann Keathley