

TECHNICAL REVIEW COMMITTEE
December 1, 2010
MINUTES

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

Member Absent: Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard.

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

Mud Island Nominee Trust

Special Use Permit

Agent: Shane Folsom, Folsom Design Group

Case #201034

TM #265-25

Shane Folsom stated the applicant proposes an addition to the camp on Littlest Mud Island; noting a wetland buffer impact of 16.3 SF. He stated the intent is to have the existing cottage and new addition match with the rooflines to mirror what is reflected currently from the front of the house. He stated he received an email from Audrey Cline recommending pulling the roofline up however, such would take away the character of the existing cottage.

Thomas Bell stated the intent is to maintain the historic thread throughout and use the existing materials; noting the cottage was built in the 1930's. He stated he would like to maintain the beauty and aesthetics of the island and camp.

Shane Folsom stated there is no area outside the buffer that has less impact; noting that if the owner were to try to maintain the existing width of the structure the 50' shoreland setback would be affected. He stated the proposal does not impact the 50' shoreland setback. He stated the existing cottage consists of a great room, kitchen and bathroom; noting all sleeping quarters are currently located in the bunk houses. He stated the addition reflects the construction of sleeping quarters within the existing cottage structure. He stated erosion control measures would be set up including hay bales and the paths would be maintained. He stated the State required the installation of water bars along the pathway to increase the usable area of the path and protect the water; noting 3 water bars would be installed to prevent siltation into the lake and wetlands. He stated economic advantage is not the sole purpose as the owner is trying to tie into the character of the existing cottage.

Kathy Barnard verified the 16.3 SF includes the roof overhang.

Rob Houseman questioned the type of construction.

Shane Folsom replied pier construction.

Audrey Cline questioned the dimension of the proposed addition.

Shane Folsom replied 26'x38'.

Audrey Cline questioned the dimension of the existing structure.

Shane Folsom stated the main structure is 17'x34' and the new addition is 16'x14'; noting however, that the new structure would be 24'x16' because the new structure eliminates some of the existing structure.

Kathy Barnard questioned whether the applicant has received septic approval.

Shane Folsom stated such is pending; noting the application cannot be submitted until the Shoreland application is approved. He stated the applicant needs the following permits / approvals; Special Use Permit, Special Exception, Septic and Shoreland.

Kathy Barnard questioned Ms. Cline's comments in her memo, dated 11/29/10.

Audrey Cline stated she believes there is a design solution with minimal encroachment; noting the addition is already not to scale with other buildings on the site and questions whether the addition is necessary.

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 opened the public hearing.

Thomas Bell stated the roofline to the main structure is very high and the addition on the back of the structure is minimal so that when approaching the structure the focus is on the existing cottage.

Kathy Barnard questioned the intrusion into the buffer beyond the impacted area and whether trees would be removed.

Shane Folsom stated the structure will be constructed on piers therefore, no trees will be removed or additional impact will occur.

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

Kathy Barnard stated the applicant has adequately addressed the criteria.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended to the date of approval, is hereby incorporated into this approval:

Plan 1: Special Use Permit for Mud Island Nominee Trust, c/o Thomas D. Bell, 3 Ians Way, Wolfeboro, NH, Plan prepared by Folsom Design Group, PO Box 548, Wolfeboro Falls, New Hampshire, 03896, Dated October 28, 2010.

2. The applicant shall comply with the erosion and sediment control plans as shown on the plan and no cutting shall be permitted within the wetlands.
3. An inspection by the Town shall be required of siltation devices prior to construction.

4. This approval is subject to all required State and Town permits 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, 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.

It was moved by Kathy Barnard and seconded by Tom Zotti to approve the Mud Island Nominee Trust Special Use Permit application, Case #201034, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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