

TECHNICAL REVIEW COMMITTEE
February 3, 2010
MINUTES

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

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.

Rose LeBlanc Revocable Trust of 2005
Andrew Terragni Revocable Trust of 2005
Agent: Bryan Berlind
Special Use Permit
TM #260-12

Bryan Berlind stated the applicant proposes a 15'x23' addition on an existing single family dwelling; noting it is not feasible to locate the addition in any other location as it disrupts the existing floor plan. He distributed floor plans; noting the proposal falls within 80 SF of the wetlands buffer setback. He stated the residence was built in 1998 prior to the establishment of the wetlands ordinance. He stated the area encroached upon is an already disturbed area (grass planted). He stated the Conservation Commission has reviewed the proposal and has no objections.

Andrew Terragni stated the addition allows the functional utilities to be placed on the first floor.

Dave Ford questioned whether a box culvert exists at the driveway.

Andrew Terragni stated a 6'x6' bridge crosses the driveway.

Audrey Cline questioned whether the deck area is included in the impact area and questioned whether such could be placed on the other side of the house.

Rob Houseman stated the overhang is not a disturbed area of impact and the deck is placed in its proposed location for solar exposure. He stated the overhang should be included in the calculation for encroachment into the buffer.

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.

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

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 Application Plan, Proposed Home Addition, Prepared for Rose Stella LeBlanc Revocable Trust of 2005 and Andrew Evans Terragni Revocable Trust of 2005, 687 South Main Street, Wolfeboro, New Hampshire, Tax Map 260-12, Prepared by Bryan Berling, Licensed Land Surveyor, Land Technical Services Corp., PO Box 60, 6 Old Route 28, Ossipee, NH 03864, Dated December 2009 and received January 4, 2010.
2. The applicant shall be responsible for all recording fees.
3. The applicant shall provide calculations of encroachment to include footprint of building and cantilevered deck.
4. The applicant shall provide a final grading plan prior to the issuance of a building permit.

Rob Houseman stated the wetlands are not located on the property itself therefore, wetland monumentation is not required.

It was moved by Tom Zotti and seconded by Kathy Barnard to approve the Andrew Terragni Revocable Trust of 2005 & Rose LeBlanc Revocable Trust of 2005 Special Use Permit application subject to the recommended conditions of approval. All members voted in favor. The motion passed.

**Steven Defossez
Special Use Permit
TM #218-60
Case #201002**

Steve Defossez stated he has a Purchase & Sales Agreement on the lot owned by All Saint's Church and needs a Special Use Permit for access to the lot (driveway). He stated the State permit for the driveway crossing is still valid however, the Town's permit expired.

Rob Houseman stated the owner of the lot previously applied for and was approved for a Special Use Permit by the Planning Board and received approval from the State for a Dredge & Fill permit for a driveway crossing; noting 5,031 SF of buffer encroachment and 865 SF of wetland fill. He stated the Conservation Commission has reviewed the application twice and has no objections. He recommended incorporating the Planning Board's conditions of approval.

Barry Muccio verified access is on Christian Ridge Road.

Steve Defossez stated a culvert will be installed in summer 2010 for utilities.

Barry Muccio requested the applicant contact his department to obtain specs prior to construction.

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

Rob Houseman opened the public hearing.

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

Dave Ford recommended the placement of utilities to occur at the same time to minimize disturbance and informed the applicant there needs to be separation between water and sewer from electricity.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended to the date of approval, are hereby incorporated into this approval:
Plan 1: NHDES Wetlands Bureau and Special Use Permit Plan, for All Saint's Episcopal Church, Tax Map 218, Lot 60, & Tax Map 231, Lot 86, Christian Ridge Road, Wolfeboro, New Hampshire, Prepared by James Rines, PE, White Mountain Survey Co., Inc., PO Box 440, Ossipee, New Hampshire, 03864, Soils Work prepared by Gregory Howard, CSS, Dated March 29, 2006.
2. 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.
 - (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.
3. The applicant shall be responsible for all recording fees.
4. The applicant shall provide construction fencing with offset 5' from the edge of wetlands and no cutting shall be permitted within the wetlands.
5. 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.
6. This application 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 applicant shall install conduit and sleeves for utilities during construction of driveway and construction of the driveway to occur in the dry season.

It was moved by Kathy Barnard and seconded by Audrey Cline to approve the Steve Defossez Special Use Permit application, Case #201002, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley