

TECHNICAL REVIEW COMMITTEE
March 10, 2010
MINUTES

Members Present: Barry Muccio, Electric Department, Tom Zotti, Wolfeboro Fire Department.

Members Absent: Audrey Cline, Code Enforcement Officer, Dave Ford, Director of Public Works, Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard.

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

Suzanne Levesque

Special Use Permit

Agent: Dan Coons, Ilex Wetlands Consultants

Case #201006

TM #236-10

Dan Coons stated the applicant proposes a small deck and standup bulkhead on the side and rear of an existing house; noting the impact is within the buffer area and within a previously disturbed area (due to construction of the house). He stated the impact is also within the fill of the foundation. He stated the applicant has placed plantings over time.

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

Rob Houseman opened the public hearing.

Bill Dansereau, 46 Orchards Road, questioned the length of time a project could go on.

Rob Houseman replied the Special Use Permit is valid for a period of two years and a building permit is valid for one year.

Bill Dansereau expressed concern regarding such; stating he wouldn't want the length of time to complete the project to be excessive.

Kathy Barnard questioned whether other locations outside the buffer were considered.

Dan Coons stated the only other location is on the front of the house.

There being no further 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, Levesque, 18 Orchards Road, Wolfeboro, NH 03894, Tax Map #236, Lot 10, Prepared by Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH 03894, Dated December 7, 2009.

2. The applicant shall be responsible for all recording fees.
3. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan. An inspection by the Town shall be required of siltation devices prior to construction.
4. The applicant shall retain a natural vegetative buffer for the wetland.
5. 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.

It was moved by Kathy Barnard and seconded by Tom Zotti to approve the Suzanne Levesque Special Use Permit application subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Charles Clement III

Special Use Permit

Agent: Randolph Tetreault, Norway Plains Associates

TM #217-19

Case #201009

Randy Tetreault stated the property is located at 82 Sewall Road; noting the existing residence is a camp on 1.2 acres. He stated there is a stream and wetlands complex located uphill from the house and the applicant proposes to raze the existing structure and reconstruct / rebuild a new dwelling slightly exceeding the current footprint of the house; noting an expansion of 300 SF. He reviewed the existing conditions; noting the applicant attempted to renovate the existing house however, there were many code issues. He stated they are awaiting approval of the Shoreland permit. He stated the impervious area increases from 12% to 16%; noting an expansion into the buffer due to the garage and rear area.

Chuck Clement stated the area of the expansion is already improved land. He stated the most difficult part of the application is getting the appropriate grading and drainage around the back side of the house; noting a retaining wall, catch basin and rain garden is proposed to help with drainage from Sewall Road and the driveway.

Tim Jordan, Jordan Associates Inc., stated the new house is moved behind the 50' setback therefore the new house would be more compliant. He reviewed the landscaping plan and addressed drainage concerns; noting trees would not be removed along the shoreline. He stated a wetlands permit for the dock has been submitted and the lawn would be re-stabilized.

Kathy Barnard questioned whether the Conservation Commission reviewed the landscaping plan.

Randy Tetreault replied no. He stated the Commission has no objection to the application.

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.

Mr. Domajnko questioned whether his property would be impacted if the rain garden overflows.

Randy Tetreault replied no, the flow would go into the lake.

Don McBride stated the plan appears to be conservative; noting he does not want to have what occurred on Montrose's lot to occur here.

Chuck Clement stated the house is proposed to be 2-story rustic building with natural tones.

Kathy Barnard verified that economic advantage is not the sole reason for the request.

Randy Tetreault stated the first attempt was to renovate the existing building.

There being no further questions or comments, Mr. Houseman closed 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: Residential Site Plan for Special Use Permit 82 Sewall Road, Lake Winnepesaukee, Carroll County, Wolfeboro, NH for Charles V. Clement, III, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Associates, PO Box 249, Rochester, NH 03866-0249, Wetlands Delineation by Gregory Howard, CWS, Dated February 8, 2010.
Plan 2: Landscape Plan – Planting Plan, Clement Residence, 82 Sewall Road, Wolfeboro, NH 03894, Prepared by Tim Jordan, Jordan Associates, Inc., 1472 Old North Main Street, Laconia, NH 03246, Dated February 19, 2010.
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 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. This application is subject to all required State permits and any conditions attached thereto.
6. The applicant shall provide a final grading plan prior to the issuance of a building permit.

It was moved by Kathy Barnard and seconded by Tom Zotti to approve the Charles Clement III Special Use Permit application, Case #201009, subject to the recommended conditions of approval; noting the application complies with criteria 175-8a.1.a-d. All members voted in favor. The motion passed.

Respectfully Submitted,

Lee Ann Keathley

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