

TECHNICAL REVIEW COMMITTEE
June 9, 2010
MINUTES

Members Present: Barry Muccio, Electric Department, Tom Zotti, Wolfeboro Fire Department, Dave Ford, Director of Public Works.

Members Absent: Audrey Cline, Code Enforcement Officer, Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard.

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

Frank Sykes
Special Use Permit
Case #201020
TM #134-8

Rob Houseman stated the applicant proposes to encroach into the wetlands buffer zone in order to raze the existing dwelling and construct a new dwelling on a .29 acre parcel; noting the proposed impact includes pre-construction impervious area of 435 SF and post-construction impervious area of 486 SF. He stated the Code Enforcement Officer, Health Inspector and Conservation Commission have reviewed the proposal and have no objections to the application; noting the Conservation Commission recommends the house be rotated so that it is parallel to the street and pulled forward to the front setback line if possible.

Frank Sykes stated he has received State septic system approval and due to the size of the parcel noted the only location for such would be the front of the lot. He stated the house could be rotated slightly however, it already sits parallel to the street. He stated he wishes to use the existing foundation for the house.

Rob Houseman stated there is a State separation requirement from the tank to the septic system and a separation requirement from the septic system to the house; noting the constraints on a .29 acre parcel.

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.

Jeremy Wiggin, abutter, reviewed a survey (1998) of his property, specifically the property lines.

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

Kathy Barnard verified the shed would be removed. Referencing the Conservation Commission recommendation, she expressed concern for possible additional intrusion into the wetland and noted there is no alternative location to locate the house. She verified use of proper construction methods.

Rob Houseman stated that if the house location is shifted, the applicant runs the risk of not complying with State septic system requirements and would create additional disturbance to the site.

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: Plan of Subsurface Waste Disposal System for Frank Sykes, 152 Governor Wentworth Highway, Route 109, Wolfeboro, NH, Tax Map 134-8, Designed by Peter Cooperdock, Fernstone Associates, Certified Soil Scientist, Fernstone Associates, Designers of Subsurface Disposal System, PO Box 97, Tamworth, NH 03886.

2. The applicant shall be responsible for all recording fees.
3. 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 Barry Muccio to approve the Frank Sykes Special Use Permit application, TM #134-8, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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