

TECHNICAL REVIEW COMMITTEE
July 14, 2010
MINUTES

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

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

Planning Board Representative Present: Stacie Jo Pope.

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

Scott & Sherrie Moore
Special Use Permit
Case #201022
TM #34-5

Rob Houseman stated the applicant has filed an application for a Special Use Permit for 1,184 SF of permanent encroachment into the wetlands buffer zone to construct a 28'x44' garage. He stated the Health Officer, Code Enforcement Officer and Conservation Commission have no objections to the application.

Dan Coons, Ilex Wetlands Consultants, stated the property is located at 135 North Wolfeboro Road. He stated the applicant presently has no garage and proposes to construct such at the end of the driveway. He stated there are wetlands on the property and evidence of historic fill of the pasture; noting there is no impact to the wetlands. He stated the applicant wishes to access the rear of the garage therefore cannot place the garage closer to the rear setback.

Rob Houseman verified the driveway is existing and is paved.

Stacie Jo Pope verified the paving of the driveway would not extend to the rear of the garage.

It was moved by Dave Ford 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, Scott and Sherri Moore, 135 North Wolfeboro Road, Wolfeboro, NH 03894, Tax Map 34, Lot 5, Prepared by Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH 03894, Dated November 10, 2009.

2. The applicant shall be responsible for all recording fees.
3. The applicant shall provide construction fencing with offset 5 feet from the edge of wetlands and no cutting shall be permitted within the wetlands.
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 a final grading plan prior to the issuance of a building permit.
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 Tom Zotti and seconded by Stacie Jo Pope to approve the Scott & Sherrie Moore Special Use Permit application, Case #201022, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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