

TECHNICAL REVIEW COMMITTEE
October 12, 2011
MINUTES

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

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

Planning Board Representative Present: Kathy Barnard.

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

Joseph & Barbara Hudson

Special Use Permit

Agent: Jim Rines, White Mountain Survey Co., Inc.

39 Winterhaven Road

Case #201114

TM #186-27

Jim Rines reviewed the proposal; construct a 1788 SF single family dwelling, garage and porch; noting no impact to jurisdictional wetlands. He noted 1386 SF of permanent impact to the wetland buffer and setback from the construction of the garage and driveway. He stated the temporary construction impact is 2,603 SF allowing for a 10' offset during the construction of the dwelling. He stated the Conservation Commission noted no objection to the proposal. He stated drip edges and infiltration trenches are proposed for storm water management.

Kathy Barnard questioned whether the applicant has received septic system approval.

Jim Rines replied no, the applicant is awaiting approval by the TRC prior to submittal to the State for the septic system.

Kathy Barnard requested comment regarding Audrey Cline's concerns (the design of the proposed home could be more sensitive to the constraints of the parcel, which would provide for less encroachment into the buffer while still affording the amenities offered in the proposed design).

Jim Rines stated the house is located as far back to the rear setback and septic system as possible; noting the house cannot be located closer to the front given the required front and septic system setbacks.

Kathy Barnard verified no alternative location or design is possible.

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.

Dave Ford questioned the infiltration trench details and questioned whether there is a free outlet.

Jim Rines replied no.

Dave Ford expressed concern regarding impact of flow to downstream abutters. He recommended a pea stone or similar material (more porous) driveway (not asphalt). He questioned whether the Committee could require a drainage analysis.

Rob Houseman replied no. He stated the subdivision was created in 1966/1967 and poorly designed with no retention or detention design. He stated the vacant lots are existing lots with certain rights.

Dave Ford stated the incremental development has created issues at the beach.

Rob Houseman stated the development of the road created the issues. He stated it is the obligation of the applicant to address drainage as a result of the proposal; noting the watershed was designed by nature and once the watershed was changed, capacity is then changed.

Jim Rines stated that all the other lot owners have had the opportunity to develop their lot; noting the applicant has proposed storm water management unlike other lots and runoff has not been redirected in any location.

Connie McCaffrey expressed concern regarding water flow and reviewed the existing drainage flow.

The Committee discussed the relocation of the driveway however, determined such was not possible.

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

Rob Houseman reviewed the following recommended conditions of approval;

1. A building permit shall require a survey to stake the location of the home and as-built drawings to ensure compliance with the approved plan.
2. The following plan, as amended to the date of approval, is hereby incorporated into this approval:
Plan 1: Special Use Permit Plan for Joseph & Barbara Hudson, 39 Winterhaven Road, Wolfeboro, New Hampshire, 03894, Plan prepared by James Rines, LLS, White Mountain Survey Company Inc., PO Box 440, Ossipee, New Hampshire, 03864, Dated September 12, 2011.
3. 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.
4. The applicant shall be responsible for all recording fees.
5. The applicant shall provide construction fencing as shown on the approved plans and no cutting shall be permitted within the wetlands.
6. This approval 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 driveway shall be engineered and designed as a porous driveway to be established by the owner.
9. Drainage will be unaltered; existing drainage patterns remain the same.
10. 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:
 - a) 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.
 - b) 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.
 - c) 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 Joseph & Barbara Hudson Special Use Permit application, Case #201114, subject to the recommended conditions of approval, noting the application is in compliance with the revised section of the Wolfeboro Planning & Zoning Ordinance. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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