

TECHNICAL REVIEW COMMITTEE
March 7, 2012
MINUTES

Members Present: Barry Muccio, Director of Operations, Electric Department, Audrey Cline, Code Enforcement Officer.

Members Absent: Tom Zotti, Wolfeboro Fire Department, Stu Chase, Wolfeboro Police Department, Dave Ford, Director of Public Works.

Planning Board Representative Present: Kathy Barnard.

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

Paul Pastore
Special Use Permit
Agent: Peter Cooperdock, Fernstone Associates
6 Hodge Shore Road
Case #201203
TM #164-8

Peter Cooperdock stated there is an existing cottage located on Hodge Shore Road with a septic system in failure; noting the current septic system is in the seasonal high water table. He stated the wetland is located to the rear northwest corner by the road with some surface water; noting the septic system does not meet either Town or State setbacks relative to placement. He stated the tank is proposed to be located in the current location of the system.

Kathy Barnard questioned if there are any comments from the State.

Peter Cooperdock stated Town approval is required prior to submittal to the State.

Audrey Cline questioned whether the grading for the new system could be shed away from the building.

Peter Cooperdock stated the field is raised based on contours. He stated the water will infiltrate and runoff the bed; noting there are no provisions made to shed the water away from the building.

Audrey Cline asked whether the sheds are open and questioned the foundation of the sheds.

Peter Cooperdock stated both sheds are closed and stated they are on posts.

Barry Muccio questioned whether the electric is underground or overhead.

Peter Cooperdock replied overhead.

Audrey Cline questioned parking.

Peter Cooperdock stated the area is not a well maintained lawn area and parking will be located behind the building.

Kathy Barnard questioned the setback to the septic tank from the structures.

Peter Cooperdock stated the tank will be 5' from the building however, a waiver for such is necessary.

Rob Houseman verified it would be a pump system.

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

Rob Houseman opened the public hearing.

Gordon Lang, Trustee, Celia Lang Trust, stated he is in favor of the replacement of the septic system however, expressed concern for runoff from the Pastore property. He stated over the years the abutters on both sides of his property have filled land and as a result, additional water has been placed onto his property. He also expressed concern for the amount of digging necessary to install the system; concern for the roots of large trees being disturbed.

Peter Cooperdock stated the tree line is open and the proposed location of the septic system is the current parking area location.

Gordon Lang expressed concern regarding impact to the wetlands and additional flow. He questioned whether an irrigation ditch should be installed.

Peter Cooperdock stated the lot doesn't meet setback requirements therefore the system is seasonal; noting such is considered seasonal because there is not a year round potable water source.

Rob Houseman stated the lot cannot be converted to year round base on State regulations.

Gordon Lang verified the residence could be used more than previously.

Peter Cooperdock stated he doesn't agree with constructing a ditch because water would then be concentrated; noting an impervious area would then be made pervious. He stated he doesn't believe the runoff would be any more than what it is currently.

Rob Houseman questioned constructing an intercepting trench.

Peter Cooperdock stated such would be worse because it would create a concentrated flow. He stated the proposal includes the removal of a large amount of compact gravel; noting such is equivalent to pavement.

Kathy Barnard questioned who would approve the proposed well.

Rob Houseman stated lake water is not a legal source of water for a residence. He stated the applicant needs to demonstrate compliance well head protection radius per State regulations.

Kathy Barnard verified the State grants the waiver and requested the application be tabled so the applicant can address the abutter's concerns.

Rob Houseman stated the applicant is proposing to reduce the gravel packed driveway substantially and is not requesting any additional driveway impact. He stated the improved pervious area on the Lang property side would improve the Lang property. He proposed low land vegetative plantings for screening in that area.

Audrey Cline stated the need for parking will require additional areas of compaction.

Rob Houseman stated such could be limited to the south side.

Barry Muccio questioned the slope and verified that only the slope would create sheet flow.

Peter Cooperdock replied 3:1; noting a 7" slope on each side.

Kathy Barnard stated the Conservation Commission has no objection to the application and noted that Ms. Cline stated if the construction activity is performed as specified on the application then there should be no permanent impact to the wetlands. She requested Mr. Cooperdock review the criteria noted in Section 175-10.

Peter Cooperdock reviewed such by referencing his statements in the project report section of the application.

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 Permit Plan for Paul Pastore. 6 Hodge Shore Road, Wolfeboro, NH, Map 164, Lot 8, Wolfeboro, NH, Prepared by Peter Cooperdock, Fernstone Associates, Certified Wetlands Scientist, Certified Soil Scientist, PO Box 97, Tamworth, New Hampshire, 03886, Dated January 17, 2012, Jeffrey Lewis, Professional Engineer, NorthPoint Engineering, 5 Sheep David Drive, Suite F, Pembroke, NH 03275.
2. The applicant shall submit and comply with a pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
3. 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 approval is subject to NH DES Subsurface Disposal Permit and any conditions attached thereto.
6. The applicant shall be required to monument the edge of wetlands in compliance with §175-10.2 Wetlands Boundary Monumentation.

Audrey Cline stated she feels the plan should be revised to reflect all existing parking areas.

Rob Houseman reviewed the process and authority of the TRC; noting the Committee has gone to a point in their review that exceeds their authority. He stated the proposal is for a septic system replacement.

Barry Muccio agreed with Mr. Houseman.

Gordon Lang expressed concern that the applicant will fill other areas for additional parking.

Rob Houseman stated a condition could be imposed to address such.

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

Audrey Cline stated the only area on the plan labeled impervious is the driveway and verified the applicant is not allowed to fill anything other than the area labeled as driveway.

Rob Houseman reviewed three additional conditions of approval;

7. There shall be no expansion of impervious area/driveway. No additional fill of any kind to create additional impervious surface.
8. All existing natural vegetative buffers shall be maintained.
9. The Applicant shall submit a revised plan depicting plantings as follows; from the northwest corner of the existing shed, as labeled on the plan, to the furthest most siltation fence shall have a planting of native species so that the area cannot be used for parking.

It was moved by Kathy Barnard and seconded by Barry Muccio to approve the Paul Pastore Special Use Permit application, Case #201203, subject to the recommended conditions of approval (conditions 1 through 9). All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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