

**TECHNICAL REVIEW COMMITTEE**  
**May 2, 2012**  
**MINUTES**

**Members Present:** Tom Zotti, Wolfboro Fire Department, Barry Muccio, Director of Operations, Electric Department, Audrey Cline, Code Enforcement Officer, Adam Tasker, Public Works Department.

**Members Absent:** Stu Chase, Wolfboro Police Department.

**Planning Board Representative Present:** Kathy Barnard.

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

**Joseph Downs III, Deborah Gale Sarah Downs**  
**Special Use Permit**  
**Agent: Shane Folsom, Folsom Design Group**  
**43 Governors Shore Road**  
**Case #201204**  
**TM #195-1**

Shane Folsom submitted revised plans. He stated there is no area on the property that meets the 30' wetlands setback for the replacement of a septic system therefore; the proposed location is the best possible location (noting the parcel is 1.06 acres). He stated 21' would be maintained from the poorly drained soils. He stated the Special Use Permit is for the installation of a septic system within the buffer. He noted the plan is not a surveyed plan.

Rob Houseman requested Mr. Folsom speak to the limitations of the State approval.

Shane Folsom stated the State imposed a restriction attached to the approval for construction; noting the restriction states the system must be replaced within 90 days because the State is treating it as a failed system. He stated the application was approved by the State on 3/27/12. He stated the owners are in contact with the contractors.

Rob Houseman questioned the type of erosion sediment control measures proposed to be used.

Referencing the State approved permit, Shane Folsom replied straw waddles along the poorly drained soils and at the front of the house because the house is on sonor tubes.

Rob Houseman asked if there are any changes in the current disturbed areas.

Shane Folsom replied no. He stated all the areas are currently disturbed and no new areas of disturbance are being created.

Kathy Barnard requested Mr. Folsom address the Conservation Commission's comments.

Shane Folsom stated he revised the plan to reflect the disturbed areas and provided a signed and recorded survey plan by Wayne Kelloway.

Rob Houseman explained that application standards require any plan that maps property lines be prepared by a licensed land surveyor. He stated that at his direction, Shane Folsom provided a note on the plan that states the plan is not a survey and referenced the recorded survey plan; noting such reflects the purpose and intent of

the Town's ordinance. He stated Mr. Folsom is qualified to prepare the application even though he is not surveying the lines.

Kathy Barnard requested Mr. Folsom address Ms. Cline's comments.

Shane Folsom stated the comments made by Ms. Cline are addressed and included as part of the State approved Shoreland permit application. He stated there is a note on the plan and the State has adopted the plan by reference.

**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.*

*There being no questions or comments Rob 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 Permit Plan for Joseph Downs, III, Deborah Gale Sarah Downs, C/O Sarah Downs, 29 Sandy Brook Lane, Yarmouth, ME 04096, 43 Governors Shore Road, Wolfeboro, NH, Map 195, Lot 1, Wolfeboro, NH, Prepared by Shane Folsom, Folsom Design Group, PO Box 548, Wolfeboro Falls, New Hampshire 03896, Dated March 28, 2012.
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.
7. The applicant shall comply with Audrey Cline's memo, dated April 2, 2012, which states "Care should be taken to protect the vegetation and work should be done in the dry season. It is assumed that there will be no traverse of construction equipment nor will any materials be placed in the wetland area.

**It was moved by Kathy Barnard and seconded by Tom Zotti to approve the Joseph Downs III, Deborah Gale Sarah Downs Special Use Permit application, Case #201204, subject to the recommended conditions of approval. All members voted in favor. The motion passed.**

Respectfully Submitted,  
*Lee Ann Heathley*  
Lee Ann Heathley