

TECHNICAL REVIEW COMMITTEE
October 8, 2014
MINUTES

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

Members Absent: Stu Chase, Wolfeboro Police Department, Corey Ryder, Code Enforcement Officer, Tom Zotti, Wolfeboro Fire Department.

Planning Board Representative Present: Kathy Barnard, Chairman.

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

Lauren Poster
Special Use Permit
Tetherly Road
Case #201414
TM #206-10

Lauren Poster stated she has a cottage on Sister Island, Lake Wentworth and wanted to build a garage to park her vehicle and store her boat on her vacant land on Tetherly Road. She stated the Town's zoning does not permit the construction of an accessory structure without a primary structure on a lot. Therefore, she stated she is proposing to construct a one bedroom 22'x22' timber frame structure on a concrete slab. She stated the corner of the septic system encroaches the wetlands buffer; noting the buffer is 25 feet however, at one area there is an encroachment of 22.5' into the buffer. She stated she is required to construct the structure between August and May.

Rob Houseman stated the applicant has received the following permits; NHDES Septic approval (2 bedroom), NHDES Wetlands Permit, NHDES Shoreland Permit and NHDES Army Corps of Engineer approval. He stated the Town's Shoreland Permit has been submitted but not yet approved; noting TRC approval is necessary prior to such.

Lauren Poster stated she has paid the State a mitigation fee because a loon has been present in the area for the past two years.

Kathy Barnard questioned an alternative location on the lot.

Rob Houseman stated there is no alternative location due to the property line, wetland and shorefront setbacks.

Kathy Barnard asked if the Conservation Commission reviewed the application.

Rob Houseman replied yes and noted the Commission has no objection to the application. He stated the lot is a constrained lot and was created in 1970. He noted the previous septic approval was granted in 1995 however, the applicant has received a new approval for a 2.16 bedroom system.

Lauren Poster stated that when she purchased the lot from Mr. & Mrs. Betourney, they agreed to a stipulation, which is noted in the deed, not to construct larger than a one bedroom structure and that the property would not be rented.

Dave Ford questioned the location of the well.

Lauren Poster located such on the plan and noted that she may opt to tie into the Town's seasonal water line or draw from the lake.

Dave Ford stated there may be a connection fee to do such. He stated a driveway permit needs to be submitted for approval. He stated the applicant has done everything to meet the requirements.

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.

Kathy Barnard verified the applicant has minimized impact as much as possible.

Rob Houseman stated there is no alternative location for the septic system and reviewed the wetland criteria. He stated the encroachment is necessary for the use of the land.

Barry Muccio stated he would meet with the applicant to determine the electrical needs.

Lauren Poster stated she is researching solar options off the grid.

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

Rob Houseman reviewed the following recommended conditions of approval;

1. The applicant shall submit and comply with a pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
2. An inspection by the Town shall be required of siltation devices prior to construction.
3. The applicant shall be responsible for all recording fees.
4. The approval is subject to the following permits and any conditions attached thereto;
 - a. NHDES Septic Approval
 - b. NHDES Wetlands Permit
 - c. NHDES Shoreland Permit
 - d. NHDES Army Corps of Engineer Approval
 - e. Town of Wolfeboro Shoreland Permit
5. The applicant shall be required to monument the edge of wetlands in compliance with §175-10.2 Wetlands Boundary Monumentation. 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 with the appropriate spacing at points closet 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.
- (4) The applicant shall be responsible for submitting a letter of certification of the posting to the Code Enforcement Office prior to the issuance of any building permit.

It was moved by Kathy Barnard and seconded by Dave Ford to approve the Lauren Poster Special Use Permit application, Case #201414, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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