

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
April 1, 2015
MINUTES**

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

Member Absent: Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard, Chairman.

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

**Caroline & Lawrence Nolan
Special Use Permit
Tetherly Road
Case #201507
TM #258-5**

Shane Folsom, Folsom Design Group, stated the parcel is located on Melody Island and noted the application was previously approved in 2007 by White Mountain Surveying and Engineering. He stated the septic design remained unchanged; noting the design was resubmitted and approved by NHDES. He stated when the application was previously approved, the wetland setback was 50' however, the setback is now 30'; noting the house has been rotated 90 degrees to reduce the area within the buffer zone. He stated the total impact has been reduced to 2217 SF; noting the house has been located further from the poorly drained soils. He stated the applicant has obtained NHDES Shoreland and Septic approvals and noted the Town of Wolfeboro's Shoreland Permit has been submitted.

Dave Ford questioned the water source.

Shane Folsom stated the house is seasonal therefore, water would be drawn from the lake. He stated per the requirement of the State, a well has been located on the property and depicted on the plans. He noted the well releases have been recorded at the Carroll County Registry of Deeds.

Dave Ford requested information regarding the proposed clean solution septic tank.

Shane Folsom stated such is an alternative system that treats the effluent and kills all the bacteria in the tank.

Dave Ford asked if maintenance is required for such a system.

Shane Folsom replied yes and noted the owner has signed an agreement to perform the required maintenance.

Rob Houseman stated the water out of the tap is not considered potable water.

Kathy Barnard verified the lot was part of the original subdivision.

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 lot received a previous approval and the proposal is less impact.

Shane Folsom stated the previous approval proposed 988 SF of impact within the poorly drained soils buffer and the current application proposes 507 SF of impact. He stated the proposed dwelling is 1206 SF which allows the applicant to obtain the greatest setback. He stated the applicant has proposed mulch around the dwelling to slow down the runoff from the roof prior to reaching the wetland area. He stated the proposal does not trigger stormwater management and there are no wetland impacts rather, the impacts are within the buffer.

There being no further 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 for Caroline Nolan and Lawrence Nolan, 169 Ambrose Way, Wolfeboro, NH Property Location Melody Island, Map 258-5, Wolfeboro, NH, Prepared by Shane Folsom, Folsom Design Group, PO Box 548, Wolfeboro Falls, New Hampshire 03896 and Jeffrey Lewis, PE, NorthPoint Engineering, 5 Seep Davis Road, Suite E, Pembroke, NH 03275 Dated February 13, 2014.
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 the following permits and any conditions attached thereto;
 - a. NHDES Septic Approval
 - b. NHDES Shoreland Permit
 - c. Town of Wolfeboro Shoreland Permit
6. 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 Tom Zotti to approve the Caroline & Lawrence Nolan Special Use Permit application, Case #201507, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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