

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
October 12, 2016
MINUTES**

Members Present: Corey Ryder, Code Enforcement Officer, Barry Muccio, Municipal Electric Department, David Ford, Public Works Department, Tom Zotti, Wolfeboro Fire Department.

Member Absent: Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard, Chairman.

Staff Present: John Krebs, Interim Town Planner, Lee Ann Keathley, Administrative Secretary.

Chairman Barnard opened the meeting at 9:31 AM.

Joanne Moody
Special Use Permit; Construct Garage Within Wetlands Buffer
156 Trotting Track Road
Case #201625
TM #146-14

Dan Coons, Ilex Wetlands Consultants, submitted revised plans that depict relocating the garage slightly closer to the road (further from the wetland buffer) to better comply with the ordinance; noting such would require a ZBA Variance relative to the front setback. He stated the relocation of the garage would reduce the amount of impervious surface.

John Krebs noted the Conservation Commission reviewed the proposal and has no objection to such. He questioned the fill behind the house that crosses the wetland area.

Dan Coons stated the owner was not aware of the wetland rules when the gravel was delivered. He stated the owner has notified NH DES of the fill and is in the process of submitting a restoration plan.

Kathy Barnard questioned the total impact.

Dan Coons replied 396 SF total impact, 286 SF of new impact. He stated there is no alternative location to place the garage on the site; noting that if the garage were placed on the other side of the house it would cause a setback violation in addition to there not being an entry door to the house. He stated there would be greater impact to the wetland if the garage were placed in the upland area due to the need for a wetland crossing. He noted the ground is currently disturbed in the proposed location.

Dave Ford confirmed the impact is to the wetland buffer and not the wetland itself. He noted the proposed trenches mitigate impact. He stated the proposal does not change the existing driveway permit or impact the septic system or well.

It was moved by Dave Ford and seconded by Tom Zotti to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

John Krebs questioned whether the stairs to the garage are covered.

Joanne Moody stated the stairs are uncovered and will remain in its current location; noting the garage is not connected to the house and the stairs access the driveway.

Dave Ford stated he supports the issuance of a Variance due to the fact that the road is skewed toward the building which directly impacts the front setback.

John Krebs noted this approval would be subject to the granting of a Variance.

Joanne Moody stated she does not want the garage if the ZBA doesn't approve the Variance; noting the original location of the garage would block the windows located on that side of the house which is not what she wants.

There being no further questions or comments, Chairman Barnard closed the public hearing.

John Krebs reviewed the following recommended conditions of approval;

1. The plan, as amended on October 12, 2016, is hereby incorporated into this approval.
2. The applicant shall submit a revised plan depicting the location of the drip edge and infiltration trench.
3. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
4. An inspection by the Town shall be required of siltation devices prior to construction.
5. This approval is contingent upon the granting of a Variance from the Zoning Board of Adjustment and any conditions attached thereto, is adopted by reference to this approval.
6. The applicant shall be required to monument the edge of wetlands in compliance with 175-9.2 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.
7. The applicant shall be responsible for the payment of all recording fees.

It was moved by Dave Ford and seconded by Tom Zotti to approve the Joanne Moody Special Use Permit application, Tax Map #146-14, subject to the recommended conditions of approval and affirming there is no alternative location that currently exists on the site for the proposed garage. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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