

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
June 1, 2016
MINUTES**

Members Present: Corey Ryder, Code Enforcement Officer, Barry Muccio, Municipal Electric Department, David Ford, Public Works Department, Robert Shelton, Intern.

Members Absent: Tom Zotti, Wolfeboro Fire Department, Stu Chase, Wolfeboro Police Department.

Planning Board Representative Present: Kathy Barnard, Chairman.

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

**Wentworth Realty Trust
Minor Site Plan Review ~ Home Occupation (Wentworth Style, LLC)
117 North Main Street
Case #201608
TM #217-5**

Peter Cooke stated his wife, Patty Cooke, owns Wentworth Style, LLC, a renovation, design and consulting business and is proposing a home office on the third floor of their home located at 117 North Main Street. He stated there is a two car garage and five additional parking spaces on site; noting they anticipate clients at the home and occasional deliveries of materials such as rugs and light fixtures. He stated there is no signage proposed.

Dave Ford asked if the parking spaces currently exist.

Peter Cooke replied yes.

Dave Ford questioned potential future development for the business on the lot outside of the home; noting concern for drainage issues.

Peter Cooke stated there will be no further development that would change the drainage.

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.

Rob Houseman noted letters of support were received from two abutters; Wesley and Linda Matchett and Janet and David Vaughn.

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

Rob Houseman reviewed the following recommended conditions of approval;

1. No modification shall be permitted to the exterior of the building or to the site shall be permitted in conjunction with this use, including outdoor storage, display or sale of materials.
2. No onsite retail sales are permitted.
3. Review and approval of the business shall be in compliance with the NH Fire Code and Town Building Codes.
4. All signage shall conform to the Wolfeboro Sign Ordinance.

It was moved by Kathy Barnard and seconded by Dave Ford to approve the Wentworth Realty Trust Minor Site Plan Review application, Case #201608, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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