

TECHNICAL REVIEW COMMITTEE
Wednesday, November 1, 2017
MINUTES

Members Present: Corey Ryder, Code Enforcement Officer, Tom Zotti, Wolfeboro Fire Department, Mark Livie, Wolfeboro Police Department, David Ford, Public Works Department.

Member Absent: Barry Muccio, Electric Department.

Planning Board Representatives Present: Kathy Barnard, Paul O'Brien.

Staff Present: Matt Sullivan, Director of Planning & Development, Lee Ann Hendrickson, Administrative Secretary.

Matt Sullivan opened the meeting at 9:30 AM.

Diane & John Foley
Special Use Permit
127 Forest Road
TM #215-31
Case #2017-31

Matt Sullivan stated the applicant is proposing a 16'x20' deck within the wetlands setback and buffer. He stated much of the area and site is disturbed and noted that the applicant received a Special Use Permit in 2005 for the single family dwelling. He stated there is gravel in the place where the deck is proposed and sonotubes installed.

John Foley stated he understands that if the Special Use Permit is not approved that the sonotubes would be removed.

It was moved by Kathy Barnard and seconded by David Ford to accept the application as complete. All members voted in favor. The motion passed.

Matt Sullivan opened the public hearing.

There being no questions or comments, Matt Sullivan closed the public hearing.

Kathy Barnard verified no alternative location exists for the placement of the deck and the area has already been disturbed.

Matt Sullivan 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. Amended Septic System Plan, White Mountain Survey & Engineering, Co.
2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan and noted during the Technical Review Committee proceedings.

3. An inspection by the Town shall be required of siltation devices prior to construction.
4. 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.
5. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
6. The applicant shall be responsible for the payment of all recording fees.

Matt Sullivan noted the wetland boundaries were marked following the approval of the Special Use Permit for the single family dwelling.

It was moved by Kathy Barnard and seconded by Corey Ryder to approve the Diane and John Foley Special Use Permit application, Tax Map 215-31, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

The being no further business before the Committee, the meeting adjourned at 9:36 AM.

Respectfully Submitted,
Lee Ann Hendrickson
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