

TECHNICAL REVIEW COMMITTEE
January 3, 2018
MINUTES

Members Present: Corey Ryder, Code Enforcement Officer, Mark Livie, Wolfeboro Police Department, Adam Tasker, Public Works Department, Barry Muccio, Electric Department, Dan Coons, Conservation Commission.

Member Absent: Tom Zotti, Wolfeboro Fire Department.

Planning Board Representatives Present: Kathy Barnard.

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

Matt Sullivan opened the meeting at 9:30 AM.

Sandra L. Snyder
Special Use Permit
94 Pine Hill Road
TM #176-1
Case #2017-36

Matt Sullivan stated the applicant is proposing a 16'X24' garage with attached 6'x6' breezeway within the wetlands setback and buffer; noting 336 SF of impact is proposed.

Bryan Stanley, applicant's agent, stated the existing deck is being removed and a single car garage and breezeway. He stated the proposal resulted from the owner's slip and fall injury that occurred in winter 2017.

Kathy Barnard asked if the shed will be removed.

Bryan Stanley stated the shed would be relocated on the property.

Matt Sullivan informed the applicant to ensure the relocation does not cause further encroachment into the wetland setback or buffer. He asked if silt fencing is proposed.

Bryan Stanley replied yes, he would line the entire wetland buffer with a silt fence.

Kathy Barnard questioned whether the proposal has less of an impact on the wetland buffer.

Matt Sullivan stated there is a net neutral impact.

Bryan Stanley stated the structures are being constructed on an existing impervious surface.

It was moved by Kathy Barnard and seconded by Mark Livie 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.

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. Exhibit Plan, Owner/Applicant: Sandra L. Snyder, PO Box 1002, Wolfeboro Falls, NH, 03896, Project Location: 94 Pine Hill Road, Wolfeboro, NH 03894, Tax Map 176 Lot 1, Prepared by Folsom Design Group.
2. The applicant shall comply with the pre-construction siltation and erosion control measures including installation of a silt fence and silt sock.
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.

It was moved by Kathy Barnard and seconded by Corey Ryder to approve the Sandra L. Snyder Special Use Permit application, Tax Map 176-1, 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 9:37 AM.

Respectfully Submitted,

Lee Ann Hendrickson

Lee Ann Hendrickson