

TECHNICAL REVIEW COMMITTEE

July 18, 2018

MINUTES

Members Present: Kathy Barnard, Planning Board Representative, Adam Tasker, Public Works Department, Barry Muccio, Electric Department, Tom Zotti, Wolfeboro Fire Department.

Members Absent: Corey Ryder, Code Enforcement Officer, Mark Livie, Wolfeboro Police Department.

Staff Present: Matt Sullivan, Director of Planning & Development.

Matt Sullivan opened the meeting at 9:30 AM.

50 Center Street Realty, LLC

Minor Site Plan Review

TM #204-27

Case #2018-13

Kurt DeVlyder reviewed his letter dated 7/17/18. He stated he owns 1-3 Grove Street which consists of two residential units and one commercial unit; noting the proposal relates to the commercial unit and additional parking. He stated the new tenant wishes to operate an educational institution, Sarah's Courteous Canines, LLC, to educate owners on how to train their dogs. He stated business hours are limited to 7 AM -9 PM and would not include pet boarding. He noted the exterior of the property contains two parking areas; a gravel driveway leading to Center Street containing two parking spaces for the first floor residential unit and a paved driveway on Grove Street. He stated the latter contains sufficient space for 10 parking spaces including one handicap parking space; noting the parking spaces would be appropriately lined. He stated snow storage would be located on the side of the building facing The Cottages of Wolfeboro, trash storage would remain in the same general location and a receptacle for dog waste would be located on site. He noted the classes would be one hour in duration with five to six participants per class.

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

Matt Sullivan opened the public hearing.

Barry Muccio questioned services to the site and whether separation between service drops should be investigated; noting the national electric code may require separation between uses due to two services.

The Committee reviewed and discussed parking.

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

Matt Sullivan reviewed the following recommended conditions of approval;

1. The following plans, as amended to the date of approval, are hereby incorporated into this approval:

Plan 1. Proposed Parking Plan, Owner/Applicant: 50 Center Street, LLC., P.O. Box 475, Wolfeboro, NH, 03894, Project Location: 1&3 Grove Street, Wolfeboro, NH, 03894, Tax Map 204 Lot 027

prepared by Norway Plains Associates, Inc., 2 Continental Boulevard, Rochester, NH, Dated June 2018.

Plan 2. Existing Features Plan, Owner/Applicant: 50 Center Street, LLC., P.O. Box 475, Wolfeboro, NH, 03894, Project Location: 1&3 Grove Street, Wolfeboro, NH, 03894, Tax Map 204 Lot 027 prepared by Norway.

2. All signage shall conform to the Wolfeboro Sign Ordinance.
3. All on site activities shall conform to noise provisions of Section 100.5 of the Code of the Town of Wolfeboro.
4. Review and approval of the business shall be in compliance with the NH Fire Code and the Town Building Codes.
5. No modification to the exterior of the building shall be permitted as part of this Minor Site Plan approval.
6. All conditions subsequently set by the ZBA as part of any Special Exception approval shall hereby be incorporated as part of this approval.
7. The applicant is subject to the hours of operation as presented by this application, 7AM-9PM.
8. Parking spaces to be marked within thirty (30) days of this approval.
9. ADA signage to be added to the ADA parking space proposed.
10. Parking spaces #'s 1 and 12 as shown on the plan shall not be used. A note endorsed by the applicant should be added to the final plan.

It was moved by Kathy Barnard and seconded by Tom Zotti to approve the 50 Center Street Realty, LLC Minor Site Plan Review application, Tax Map 204-27, 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 9:55 AM.

Respectfully Submitted,

Lee Ann Hendrickson

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