

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
October 5, 2016
MINUTES**

Members Present: Jim Dearborn, Wolfeboro Fire Department, Barry Muccio, Municipal Electric Department, David Ford, Public Works Department.

Members Absent: Stu Chase, Wolfeboro Police Department. Corey Ryder, Code Enforcement Officer.

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 9:32 AM.

**Otto Szebini
Minor Site Plan Review; Roof Dormers
29 Lake Street Unit 5
Case #201622
TM #217-106-5**

John Krebs stated the applicant is proposing the construction of two roof dormers (shed dormer on the front elevation and an “A” dormer on the rear elevation of the third floor condominium unit (Unit 5) at 29 Lake Street. He stated that neither dormer creates additional square footage however, RSA 356-B:1 requires that any increase in the volume of a condominium unit be approved by the Planning Board and the dimensions certified by either a NH Licensed Land Surveyor or an Architect.

Otto Szebini stated he is proposing the dormers to allow for more light, air and head space in the unit. He stated the “A” dormer would be constructed in the bathroom; noting it is difficult to stand in the bathroom as it currently exists.

Dave Ford requested the applicant ensure protection for the other residents during the construction process.

Otto Szebini stated he received signoff from the other condominium unit owners.

Barry Muccio confirmed the electric is overhead and instructed Mr. Szebini to maintain a 3’ clearance.

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

Chairman Barnard opened the public hearing.

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

John Krebs reviewed the following recommended conditions of approval;

1. The applicant shall submit a revised plan that depicts the floor plan including the volume increase of Unit 5.
2. The applicant shall submit a plan stamped by an Architect or NH Land Licensed Surveyor.
3. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.
4. The applicant shall submit payment of all recording fees.

It was moved by Dave Ford and seconded by Barry Muccio to approve the Otto Szebini Minor Site Plan Review application, Tax Map #217-106-5, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

Respectfully Submitted,
Lee Ann Keathley
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