

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
March 8, 2017
MINUTES**

Members Present: , Tom Zotti, Wolfeboro Fire Department, Barry Muccio, Municipal Electric Department, David Ford, Public Works Department, Mark Livie, Wolfeboro Police Department.

Member Absent: Dave O'Brien, Code Enforcement Officer.

Planning Board Representative Present: Kathy Barnard, Chairman.

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

Chairman Barnard opened the meeting at 9:32 AM.

**Mitchell E. Kalter Revocable Trust
Special Use Permit
36 South Kenney Shore Road
Case #201703
TM #148-30**

Jim Rines, White Mountain Survey & Engineering, Inc., stated the proposal includes the redevelopment of the property within 30' of a poorly drained wetland boundary (raze the two dwellings on the property, with a connecting deck and replace them with a 1,767 SF single family dwelling with attached garage). He stated the proposal also includes repurposing the existing garage with bunk space into a woodworking workshop with no bunk space; noting that in the event the garage is unfit to repurpose, a new structure in the same location and identical footprint and volume would replace the current structure. He stated the net result of the proposal is a reduction in impervious coverage within both the wetland setback and buffer and an increase in the setback from the wetland boundary. He stated the total impacts within the buffer will be 799 SF. He noted that in its existing condition, the living space is 27.6' from the wetlands however, will be 46.2' in the proposed condition and the deck is currently 18.8' from the wetlands however, will be 33.1 in the proposed condition. He stated that due to the location and magnitude of wetlands on this previously developed property, there is no alternative location on the lot which would have a less detrimental impact on the wetland. He stated the property is hemmed in by not only wetlands, but also a right-of-way that passes through the property. He noted that in order to allow vehicle parking outside the garage that does not block the right-of-way, the house must be positioned in the proposed location. In addition, he stated there is only one location to install the sewage disposal system that would comply with setbacks. He stated stormwater management will be implemented that currently does not exist (stone drip edges around a portion of the house). He stated there are no impacts to actual wetlands rather, only impacts within the wetland buffer. He noted the application would require a Town of Wolfeboro and State of NH Shoreland Permit.

Dave Ford questioned the water system.

Jim Rines noted a private well services the property.

Dave Ford questioned the size of the septic system and whether such would be a raised system.

Jim Rines stated the 3 bedroom septic system would be a raised system with a smaller footprint than the existing system.

Kathy Barnard verified the need for a State Shoreland Permit.

Jim Rines stated a Town of Wolfeboro Shoreland Permit is also required; noting the applicant wanted to obtain TRC approval prior to submitting application to the State and the Town for the Shoreland Permits.

Dave Ford questioned whether there is existing bathroom in the garage.

Jim Rines replied yes and noted the bathroom would be removed when the garage is renovated to a woodworking shop.

Dave Ford questioned seasonal use of the structure.

Jim Rines stated the house is currently being used seasonally however, following the renovations the owners intend to occupy the home year round (retirement home).

Dave Ford questioned whether the land is encumbered by an easement.

Jim Rines replied yes, with the right to pass and repass.

Dave Ford asked if there are any other lots beyond the applicant's house.

Jim Rines replied no.

Dave Ford expressed concern regarding fertilizers used for grass areas along the shoreline and would prefer natural vegetation and/or wood chips. He stated he believes the applicant has proven there is no alternative location on the site and minimal detrimental impact to the wetlands.

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

Matt Sullivan opened the public hearing.

The owners of a property located on South Kenney Shore Road (not a direct abutter) stated they have no concerns regarding the proposal and see such as an improvement.

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 plan, as amended to the date of approval, is hereby incorporated into this approval:

Sheet 1: Special Use Permit Application Plan for Mitchell E. Kalter Revocable Trust, 36 South Kenney Shore Road, Wolfeboro, New Hampshire, Tax Map/Lot 148-30, Prepared by James Rines, LLS, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated February 6, 2017.

2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan, but not limited to:
 - a) Construction fencing
 - b) Silt fencing
 - c) Hay bales
3. An inspection by the Town shall be required of siltation devices prior to construction.
4. This approval is subject to receipt of a NH DES and Town of Wolfeboro Shoreland Permit and NH DES Subsurface approval and any conditions attached thereto.
5. 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.
6. The applicant shall pay all recording fees.

Kathy Barnard stated the Conservation Commission reviewed the application and noted no objection to the proposal.

Dave Ford stated the applicant should be encouraged to adhere to landscaping for water quality and requested such be added as a condition of approval.

The Committee agreed to the additional condition.

Jim Rines stated the shoreland regulations are very restrictive within the first 50' of the shorefront with additional restrictions up to 200' within the shorefront area.

Matt Sullivan noted condition #7 as "The applicant shall exercise Landscaping for Water Quality."

It was moved by Kathy Barnard and seconded by Dave Ford to approve the Mitchell E. Kalter Revocable Trust Special Use Permit application, Case #201703, subject to the recommended conditions of approval; noting that based on testimony and plans presented the proposal has less impact to the wetlands. All members voted in favor. The motion passed.

Charles G. and Amanda M. Morrison
Special Use Permit
115 Heath Trail
Case #201704
TM #220-3

Jim Rines, White Mountain Survey & Engineering, Inc., stated the proposal includes the redevelopment of the property within 100' of a Prime Wetland boundary including the creation of a new gravel driveway approximately 64' from a Prime Wetland boundary while at the same time removing 329 SF of an existing gravel driveway approximately 59' from a Prime Wetland boundary. He stated the proposal would also convert 873 SF of existing gravel to Grassy Pave to allow infiltration of runoff and convert 840 SF of existing gravel driveway to lawn and create 97 SF of a new stone walkway, all within the 100' setback to the Prime Wetland boundary. He noted the net result of the proposal is a reduction of 1,768 SF in impervious coverage within and an increase of 5' in setback from the Prime Wetland boundary. He stated the proposal reduces the detrimental impact within the 100' buffer and noted that all of the proposed areas occur in previously disturbed areas which provide no protection to the wetlands. Relative to the criteria "no alternative location on the parcel exists which has less detrimental impact on a wetland", he stated with the exception of the turn-around driveway thumb and proposed stone walkway adjacent to the existing house, all impacts lie within existing impervious gravel driveway. Therefore, to convert those areas to lawn or grassy pavers, there is no other alternative. With regard to the turn-around thumb, he stated that location is positioned in the most viable location when the existing propane tank and turning radii needed to exist from the garage and entering from Heath Trail is accounted for. He stated there are no impacts to actual wetlands rather, only impacts to the wetland buffer and a Shoreland Permit from both the Town of Wolfeboro and State of NH is required.

Dave Ford questioned whether the driveway would remain gravel.

Jim Rines stated the driveway is a stone driveway and does not believe there is an intent to pave such.

Kathy Barnard questioned when the structure was originally built.

Jim Rines replied 1997.

Dave Ford questioned whether the property is serviced by a well.

Jim Rines replied yes and located such on the plan.

Dave Ford requested a condition of approval include Landscaping for Water Quality.

The Committee agreed to the additional condition.

Kathy Barnard questioned whether State permits would be required.

Jim Rines replied yes, Shoreland Permit.

Barry Muccio informed Jim Rines that there is an underground utility that runs from Heath Trail to the meter box; noting the contractor should be cognizant of the location of such during the excavation process.

Kathy Barnard stated the Conservation Commission reviewed the application and noted no objection to the proposal.

It was moved by Dave Ford and seconded by Kathy Barnard 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:
Sheet 1: Special Use Permit Application Plan for Charles G. & Amanda M. Morrison, 115 Heath Trail, Wolfeboro, New Hampshire, Tax Map/Lot 220-3 and 220-2, Prepared by James Rines, LLS, White Mountain Survey and Engineering, Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated February 6, 2017.
2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan, but not limited to:
 - a. Construction fencing
 - b. Silt fencing
 - c. Hay bales
3. An inspection by the Town shall be required of siltation devices prior to construction.
4. This approval is subject to receipt of a NH DES and Town of Wolfeboro Shoreland Permit and any conditions attached thereto.
5. The applicant shall be required to monument the edge of wetlands in compliance with 175-9.2 Wetlands Boundary Monumentation. This includes:
 - (5) 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.
 - (6) 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.
 - (7) The cost shall be borne by the applicant/ developer or their successors in interest.
 - (8) 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.
6. The applicant shall pay all recording fees.
7. The applicant shall exercise Landscaping for Water Quality.

It was moved by Dave Ford and seconded by Tom Zotti to approve the Charles G. and Amanda M. Morrison Trust Special Use Permit application, Case #201704, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

There being no further business before the Committee, the meeting adjourned at 10:12 AM.

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley