

**TOWN OF WOLFEBORO
TECHNICAL REVIEW COMMITTEE
October 17, 2018
MINUTES**

Members Present: Kathy Barnard, Planning Board Representative, Dave Ford, Public Works Department, Mark Livie, Wolfeboro Police Department, Corey Ryder, Code Enforcement Officer.

Members Absent: Tom Zotti, Wolfeboro Fire Department, Barry Muccio, Municipal Electric Department.

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

Matt Sullivan opened the meeting at 9:33 AM.

**Jack & Alyce Ferguson
Minor Site Plan Review; Deck
TM #261-5-2
Case #2018-23**

Matt Sullivan stated that due to the scope of the project it requires Site Plan Review.

Dan Coons, Ilex Wetlands Consultants, stated the proposal includes the addition of 80 SF of deck on the lakeside of the house and the removal of 10 SF of stairs; noting a net gain of 70 SF. He noted the construction is outside the 50' shoreline setback therefore, a NHDES permit is not required.

Matt Sullivan stated a variance is also not required. Matt Sullivan asked if the property is in the floodplain.

Dan Coons replied no. He noted the project falls under 20% of impervious coverage.

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

Matt Sullivan opened the public hearing.

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

Matt Sullivan requested the applicant's agent submit a letter of authorization and recommended such be included as a condition of approval.

Dave Ford asked if the property is a separate lot despite the property being a condominium.

Dan Coons replied no. He stated the limited common areas are for exclusive use by all owners; noting the situation is unique.

Dave Ford asked if the road is gravel.

Dan Coons replied yes however, the driveways are paved.

Matt Sullivan reviewed the following recommended conditions of approval;

1. The following plan, as amended to the date of this approval is incorporated into the approval;
Plan 1: Proposed Conditions Site Plan, Owner/Applicant: Jack and Alyce Ferguson, 20 Rust Pond Road, Wolfeboro, NH, 03894, Tax Map 261, Lot 5, Sublot 2, prepared by Dan Coons, CWS, Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH, 03894. Dated August 7, 2018.
2. 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.
3. Receipt of all federal, state and local permitting and any conditions attached thereto.
4. Installation of erosion control measures and inspection by the Town prior to any construction.
5. Receipt of letter of authorization prior to construction.
6. The application shall submit a check for recording fees in the amount of \$16.50 made payable to Carroll County Registry of Deeds.

It was moved by Kathy Barnard and seconded by Dave Ford to approve the Jack and Alyce Ferguson Minor Site Plan Review application, Tax Map 261-5-2, 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 9:39 AM.

Respectfully Submitted,

Lee Ann Hendrickson

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