

**Wolfeboro Agricultural Commission  
Meeting Minutes  
January 5, 2015**

**Members present:** Chairman Charlie Horsken, Marge Strunk, David Strauch, Lawreen Strauch, and Alan Fredrickson, Carolyn Fredrickson, Sarah Silk **Alternates:** Gail Antonucci, Mark Lush

**Members absent:** Vice-Chairman Wendy Rodgers, Vinnie & Cindy Blandini, Dennis DeVlyder, Karen DeVlyder

Chairman Horsken called the meeting to order at 7:00 PM. He entertained a motion to bring the alternates to the table.

**It was moved by Carolyn Fredrickson and seconded by Marge Strunk to bring the alternates to the table. Being all in favor, the motion passed.**

**Public Input**

None.

**Commission Business**

➤ ***Petition Warrant Article***

Mr. Horsken stated the purpose of tonight's meeting is to discuss the Warrant Article on the 2015 ballot as follows:

**Petitioned Zoning Amendment**

*Are you in favor of amending the "Rural Residential District and "Residential /Agricultural District" zone(s) to further protect the aquifer, water table, lakes and character/integrity of the Neighborhood District by prohibiting commercial for profit and light manufacturing uses within said zone(s) excepting those uses that are currently legally grandfathered and currently listed by special exception.*

Ms. Silk stated that there has been miss-information provided by the Town Planner regarding the petition in that such article would prohibit future agricultural businesses. She referred to the State definition in Chapter 21 as well as the Planning and Zoning section 175 that clarifies permitted uses.

Alan Fredrickson stated he has concerns about the clarification of it and if the Town is prohibiting it and anyone who may want to start a business in the agricultural district will have to prove to the Town that it is allowed according to the State rules and that can be costly.

Ms. Strunk questioned how the petition came about as she was not aware of it.

Ms. Silk explained that a resident drafted the petition and needed 25 signatures to put in on the Warrant. She stated the petitioners do have an Attorney and their Attorney questions why this proposal is going to the Zoning Board of Adjustment before the Planning Board. She explained that now that the petition is submitted anyone proposing a project in this district will have to adhere to the

petition as if it was in effect until the vote in March. She stated at this point the Planning Board has never accepted an application for this project as complete.

Mr. Horsken questioned if the proposed project is grandfathered.

Ms. Silk replied it should not be as nothing has been filed, there is no plan and they have not followed the process at all.

Mr. Fredrickson questions the legality of that.

Ms. Silk replied that you need to refer to the State Statute. She further explained that everything in effect now is grandfathered, what will not be permitted is commercial business and light manufacturing.

Mr. Lush questioned the point of the petition as those are not allowed anyway.

Ms. Silk replied that right now they can get a variance and this petition would eliminate that.

Mrs. Antionucci stated for clarification that if this petition passes, this project will not go forward because it was not presented to the Planning Board.

Ms. Silk replied no.

Mrs. Strauch stated for clarity that the purpose is not to allow commercial use in the Agricultural Zone.

Mr. Fredrickson reiterated his concerns if someone wanted to start a farming business they would not be able to based on the information printed in the Granite State News by the Town Planner.

Mrs. Fredrickson questioned why the Town would not sue the ZBA.

Ms. Silk replied that they would need a reason to sue them.

Mr. Lush questioned what the Agricultural Commission members could do at the meeting.

Ms. Silk replied that you can ask the questions you have at the Public Hearing tomorrow night.

Mr. Horsken stated the purpose of this meeting was to have the discussion and decide if the Agricultural Commission supports the petition.

Ms. Silk agreed she wanted to bring it to the Commission's attention as this pertains to the Agricultural District. She stated that she is concerned the Lake Wentworth Association did not oppose the project.

Mr. Horsken replied the Lake Wentworth Association stated they haven't taken an opinion on the matter as no application has been made to the Planning Board.

Ms. Strunk questioned if there is a chance this facility will be put in.

Ms. Silk replied it depends on what the Planning Board decides.

Mr. Horsken thanked everyone for attending and encouraged the members to attend the Planning Board public hearing to ask their questions or express their concerns.

*Being no further business before the Commission, Chairman Horsken entertained a motion to adjourn.*

**It was moved by Gail Antionucci and seconded by Mark Lush to adjourn at 8:02 PM. Being none opposed, the motion passed.**

Respectfully submitted,

*Amelia Capone-Muccio*

Recording Secretary