

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

November 9, 2010

MINUTES

Members Present: Frank Giebutowski, Acting Chairman, Gene Leone, Vice-Chairman, Linda Murray, Selectman's Representative, Tony Triolo, Dave Tower, Mike Cooper, Mary DeVries, Members.

Members Absent: Denise Roy-Palmer, Bob Reid, Members.

Staff Present: Lee Ann Keathley, Secretary.

Acting Chairman Giebutowski opened the meeting at 8:01 AM.

Consideration of Minutes

September 14, 2010

It was moved by Mary DeVries and seconded by Mike Cooper to approve the September 14, 2010 Economic Development Committee minutes as amended. All members voted in favor. The motion passed.

October 12, 2010

It was moved by Mike Cooper and seconded by Tony Triolo to approve the October 12, 2010 Economic Development Committee minutes as amended. All members voted in favor. The motion passed.

Discussion Item

➤ 2011 Budget status

Frank Giebutowski stated the budget was presented to the BOS including the \$3,000 request for advertising for promotional efforts to attract business to the Town. He stated he would present the budget to the Budget Committee on 12/6/10.

Mary DeVries recommended reviewing how other towns have expended funds relative to such and what has been successful. She recommended a funding partnership with the State; noting she would look into such. She stated the DRED is active however, not in the Wolfeboro area.

Tony Triolo recommended an article be placed in NH Magazine.

Rob Houseman suggested exposure on the municipal website; noting the EDC could list an inventory of commercial properties on such. He recommended additional use of the Town's website.

➤ Next Step

Frank Giebutowski questioned activities the Committee should focus on to move forward.

Linda Murray recommended review of weaknesses and threats and how to attain a shared vision.

Mike Cooper recommended the need to bridge the gap between weaknesses and threats.

Frank Giebutowski noted a weakness as retail and a threat as box stores. He expressed concern over loss in accommodations.

Rob Houseman recommended the Committee incorporate a Business Visitation and Retention Program with the aid of the Chamber of Commerce; noting the State offers training for such. He stated it would be a significant undertaking.

Tony Triolo stated Wolfeboro is a unique New England village; noting many things occur in Wolfeboro that people are not aware of. He stated there is a lot of opportunity and cultural events. He recommended the Business Visitation & Retention Program; noting such was done in the 1990's.

Dave Tower stated the program would be helpful.

Rob Houseman stated the Town's greatest weakness could be how isolated the Town is; noting that although isolation has preserved the Town's character it also works as a disadvantage. He recommended focusing on food and accommodations and retail; noting the Town has existing space that is underutilized.

Linda Murray stated the look of the Downtown area has improved over the last couple of years; dockside, Cate Park, sidewalks, etc. She recommended Wolfeboro be advertised as a cultural center.

Bob Ness stated once the people come to the Town the rest will fall into place and space will be utilized.

Mike Cooper stated a detriment is a minimum stay of 2-3 minimum stay at local establishments.

Rob Houseman stated such is an issue that needs to be addressed.

Gene Leone questioned the use of a questionnaire.

Dave Tower recommended UNH write the questionnaire.

Rob Houseman questioned the baseline population to support business; noting review of turnover in the food service industry and whether such has a direct correlation to seasonal flux in population.

➤ **Pine Hill Road Development District**

Rob Houseman distributed the proposed Pine Hill Road Development District by the Planning Board, see attached. He reviewed the existing zoning districts along the Pine Hill Road corridor and the proposed changes in zoning for such; noting the Planning Board is attempting to preserve the form and function of the corridor in addition to preserving Filter Bed Road as a potential new access to Downtown. He stated the Board has concerns for congestion in an area that cannot support such (Friend Street, Mill Street, Varney Road).

Linda Murray questioned whether access to back lots is available.

Rob Houseman replied yes.

Frank Giebutowski verified the zoning change allows for multifamily dwellings and single family dwellings.

➤ **Parking**

Rob Houseman stated a subcommittee of the Planning Board was formed and recommended that parking be maintained in the Zoning Ordinance however, included a parking management waiver program that allows for remote parking and transportation management that would become components to Site Plan Review and would accommodate adaptive reuse. He stated additions to existing structures in the Central Business District and new construction will require on-site parking compliance.

Dave Tower stated he will be present at the public hearing to support the changes.

It was moved by Dave Tower and seconded by Mike Cooper to adjourn the November 9, 2010 EDC meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:13 AM.

Respectfully Submitted,

Lee Ann Keathley
Lee Ann Keathley

Pine Hill Road Development District.

The purpose of this district is to protect the form and function of the Pine Hill Road corridor and to provide for business and office facilities, contractor facilities and sales and services associated with contractor facilities.

§ 175-XXX. Dimensional controls.

Dimensional controls shall be as follows:

A. Minimum lot area:

- | | |
|---------------------------|------------------------------------|
| (1) Commercial: | 21,780 square feet |
| (2) Single-family/duplex: | 21,780 square feet. ^(a) |
| (3) Multifamily: | 2 units per acre. ^(a) |

B. Minimum lot frontage: 50 feet.

§ 175-XXX. Setback requirements; height requirements; coverage.

A. Setback requirements.

- | | |
|-------------------------|----------|
| (1) Front yard (street) | 30 feet. |
| (2) Side yard | 10 feet. |
| (3) Rear yard | 10 feet. |

B. Maximum height permitted: 30 feet, for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet. [Amended 3-14-2006 ATM by Art. 2]

C. Percentage coverage: 40%.

NOTES:

^(a) Lot density shall not exceed two units per acre or as required by High Intensity Soil Survey Standards (See Subdivision Regulations.), whichever is less.

§ 175-XXX. Permitted uses.

A. One of the following dwelling unit structures is permitted per lot:

- (1) One single detached dwelling per lot.
- (2) One accessory apartment.
- (3) One duplex dwelling per lot.

B. Accessory structures.

C. Accessory uses.

D. One home occupation, occupying up to 500 square feet of the single-family dwelling (requires TRC approval):

E. Offices, , printing plant, community services.^{1, 3}

F. Signs, no more than two per business, including add-on signs

G. Multifamily dwellings.^{1, 3}

H. Assembly operations.^{1, 2, 3}

I. One accessory dwelling unit per principal commercial building. (No density requirements shall apply.)¹

- J. Conversion of a permitted use to another permitted use and no changes to the exterior of the building or parking is required.¹
- K. Storage and use of heavy industrial or mechanical equipment, metal shops.^{1, 2, 3}
- L. Lumber yards, sale and distribution of building supplies.
- M. Laundries and cleaning establishments.
- N. Storage facilities, including self storage and warehouse/wholesale distribution facilities.²
- O. Conversion of a permitted use to another permitted use and no changes to the exterior of the building or parking is required.¹

NOTES:

¹ Requires Planning board approval under the provisions of RSA 676:4.

² Storage facilities shall be set back 150 feet from all state numbered highways, and the existing vegetation shall be preserved in said setback.

³ Shared driveways and common access ways shall be used to minimize drive cuts on Pine Hill Road.

§ 175-112. Special Exception uses.

Uses which may be permitted by special exception shall be as follows:

- A. Industry.^{1,2}
- B. Boatyards.^{1,2}
- C. Cemeteries for human beings.
- D. Uses necessary to the above.
- E. Kennels^{1,2}
- F. Contractors yard^{1,2} provided, however, that the following additional criteria are met:
 - (1) That the proposed use, including all improvements, is set back 75 feet from the front property line, and at least 25 feet from all other lot lines. The side and rear setback areas shall be reserved as a natural vegetative buffer.
 - (2) The improved area, used for storing vehicles, equipment and supplies shall be screened to a minimum height of five feet with appropriate landscaping materials so that vehicles, equipment, and supplies are screened year-round from any abutting residential properties and public rights-of-way.
 - (3) Bulk storage of salts, and materials containing salts, commonly used for snow and ice removal, bulk fertilizers and other leachable material shall not be exposed to precipitation and shall be stored on a permanent impermeable surface to prevent ground infiltration. A fifty-foot setback from wetlands is required for bulk storage.
 - (4) Fuel storage and fueling area(s) shall development in compliance with the Administrative Rules Env-Wq 401, Best Management Practices for Groundwater Protection and NHDES Fact Sheet WD-DWGB-22-6.

NOTES:

¹ Requires Planning Board approval under the provisions of RSA 676:4.

² facilities shall be set back 150 feet from all state numbered highways and residential properties and the existing vegetation shall be preserved in said setback