

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE  
NOVEMBER 18, 2014  
APPROVED MINUTES

**Members Present:** Denise Roy-Palmer, Vice Chairman, Dave Bowers, Selectmen's Representative, Linda Murray, Selectmen's Alternate, Alan Harding, Mary DeVries, Mike Roush and Zach Tarter

**Members Absent:** Kathy Eaton, Chairman, Cindy Patten and Mike Connolly

**Staff Present:** Dave Owen, Town Manager, Rob Houseman, Director of Planning & Development, and Anne Marble, Acting Recording Secretary.

**1. Call to order**

Vice Chairman Roy-Palmer opened the meeting at 8:01 AM at the Public Library Meeting Room.

**2. Approval of Minutes – October 14, 2014**

Alan Harding would like to change on page 3, #6., second paragraph, second line after towards change the word "to" to "the."

It was moved by Mary DeVries to approve the minutes as amended, Alan Harding seconded. Linda Murray, alternate did not vote, with the rest in favor. The minutes of the October 14, 2014 EDC Meeting were approved as amended.

**3. New Business**

**a. Business Retention & Expansion Task Force Recruitment**

Denise wanted to know if anyone would be interested in volunteering for the Task Force. Linda said she would be willing, Mary would be willing, Mike thought that all of the Committee would automatically be a part of the team. There would be some over-lap, should visit 2-4 businesses and have 2 people on the team, 1 to ask the questions and 1 to record the answers.

If you have any names please send them to Denise.

Linda wanted to know if non-profits should be included. Yes.

**b. State Economic Development Summit Meeting**

Denise talked about the 19<sup>th</sup> Annual Meeting of the New Hampshire Division of Economic Development. This will be on December 9, 2014 from 8:30 AM – 2:00 PM. If anyone on the Committee would like to attend, register as soon as possible. Denise will be attending. Dave and Mary will also be attending.

This is also the date of the next EDC meeting and the Committee has to reschedule. It was decided to have the meeting on December 10, 2014 at the Town Hall Conference Room.

### **c. Planning Board Zoning Change-nonconforming uses**

Rob explained that the Wolfeboro Planning Board has set forth a change to the Nonconforming uses. The changes (see attached) are in italics and underlined. The Committee discussed the former section of the Town of Wolfeboro's Zoning Ordinance regarding the Bittersweet building. Rob told them that the use has been abandoned.

### **d. Citizens Petition Zoning Article RE: prohibiting commercial for-profit and light manufacturing uses in rural residential district**

Rob explained that this will be reviewed by Counsel and explained the location of the district. It is believed that this article is due to the Woodbine Project getting a variance.

Rob said that the Planning Board most always does not recommend petition warrant articles.

Denise would like to have this item on the December 10<sup>th</sup> agenda. Rob will reach out to Suzanne Ryan to try to determine the intent of the citizen's petition warrant article.

### **e. Hotel Recruitment-Alan Harding**

Alan reviewed the Mission Statement of the EDC. This town needs a decent hotel. He called the Best Western and talked with Jack Berry. He was interested in coming to Wolfeboro and looking around.

Dave Bowers stated that the town cannot host a small conference.

Zach said that the Wolfeboro Inn is at 92% capacity and doesn't need to bring in conventions.

Linda discussed how Meredith has conventions and that they have a unique downtown.

Alan wanted to know if we should invite them to come. The consensus was to get back in touch with them and invite them to come to Wolfeboro.

## **4. Old Business**

Mary stated that the Chamber of Commerce will have a month-long event called Wolfeboro A Winter Wonderland. This will focus on the winter activities.

## **6. Town Manager/Selectmen's Representative Report**

Linda Murray told the Committee that the Board of Selectmen is currently working on Warrant Articles.

**7. Adjournment.**

It was moved by Dave Bowers and seconded by Zach Tarter, with all in favor, to adjourn the meeting at 8:59 AM.

Respectfully Submitted,

Anne C. Marble

## Chapter 175. ZONING

### Part 1. Planning and Zoning

#### Article VI. General Provisions

##### § 175-43. Nonconforming uses.

###### A. Expansion.

- (1) A nonconforming building or structure may be maintained or rebuilt as it existed at the time of the passage of this section and may, by special exception, be expanded by no more than 25% of its existing area at that time.
- (2) A nonconforming use occupying a portion of a parcel of land or a portion of a building may, by special exception, be expanded by no more than 25% of the portion of the parcel of land or building dedicated to the nonconforming use at the time of passage of this section; provided, however, that nonconforming signs may not be expanded.

B. Abandonment. Any nonconforming use that is discontinued or abandoned for a period of one year or more cannot be resumed.



Proposed addition to the ordinance:

A. Routine Maintenance. Routine maintenance and repairs of the building or structure housing the nonconforming use as well as those modifications required by applicable health and safety codes shall be permitted by the Zoning Administrator.

B. Nonconforming Status of Projects Under Construction. Any use of a building for which a building permit has been issued prior to the adoption or amendment of these regulations and the erection of which is in conformity with the plans submitted and approved for such permit, but that does not conform to the use provisions of these regulations, shall be a nonconforming use, and may be continued or modified in accordance with the following provisions.

C. Continuation of a Nonconforming Use. Any nonconforming use may be continued, except that if any such nonconforming use is abandoned or desisted or voluntarily or by legal action caused to be discontinued for a period of one

(1) year, then any subsequent use of the building, other structure or use of the land shall be required to be in conformity with the provisions of these regulations.

D. Conversion of a Nonconforming Use to an Allowed Use. A nonconforming use may be converted to a permitted use or use permitted by Special Exception in the zone in which it is located. Once a nonconforming use is converted to a conforming use, it may not revert to a nonconforming status. A building or structure containing a nonconforming use may be enlarged, extended, reconstructed or structurally altered if said use is changed to a permitted use and the building or structure completely conforms to the provisions of these regulations.

E. Change of a Nonconforming Use to another Nonconforming Use. A nonconforming use may, upon site plan review approval, be changed to another, **less nonconforming** use.

**Less Nonconforming** is defined as a use that, while not permitted or permitted by special exception, once changed is more nearly conforming to the regulations and ordinance.