

**WOLFEBORO PLANNING BOARD
PROPOSED ZONING CHANGES
PUBLIC HEARINGS
January 6, 2009
MINUTES**

Members Present: Chuck Storm, Chairman, Kathy Barnard, Vice-Chairman, Kristi Ginter, Selectmen's Representative, Fae Moore, Chris Franson, Stacie Jo Pope, Jennifer Haskill, Members, Dave Alessandrini, Steve Buck, Alternates.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Secretary.

Chairman Storm opened the meeting at 7 PM.

PUBLIC HEARINGS

- **ROI District – Residential/Office/Institutional Overlay District**
Rob Houseman reviewed the ROI District presentation, see attached.

Chairman Storm opened the public hearing.

Steve Maguire recommended the Board consider expanding the district further down South Main Street and allow retail shops, multi-family dwellings and banks.

There being no further questions or comments, Chairman Storm closed the public hearing.

Relative to Mr. Maguire's recommendation, Kathy Barnard stated the Board discussed such however, decided that retail and similar establishments should be located in the Downtown area and professional offices be located within the ROI District. She stated the issues noted by Mr. Maguire have been discussed by the Board.

It was moved by Chris Franson and seconded by Jennifer Haskell to move ROI District – Residential/Office/Institutional Overlay District, as proposed, to Town Warrant. All members voted in favor. The motion passed.

- **Bunkhouse / Guesthouse / Accessory Structures**
Rob Houseman reviewed the Bunkhouse / Guesthouse / Accessory Structures presentation, see attached.

Chairman Storm opened the public hearing.

Steve Maguire requested the following be added to the definition of habitable space; "The presence of sanitary facilities shall constitute habitable space." He noted the ZBA struggles with what is defined as habitable space.

Kathy Barnard noted David Booth, ZBA Chairman, was unable to attend the meeting however, stated that Mr. Booth believes the proposed change is necessary and less confusing.

There being no further questions or comments, Chairman Storm closed the public hearing.

Kathy Barnard stated the ZBA on two occasions requested the Planning Board to review such. She stated the latter request resulted in the proposed zoning change.

It was moved by Jennifer Haskell and seconded by Kathy Barnard to move Bunkhouse / Guesthouse / Accessory Structures, as proposed, to Town Warrant. All members voted in favor. The motion passed.

➤ **Sign Ordinance**

Rob Houseman reviewed the Sign Ordinance presentation, see attached.

Chairman Storm opened the public hearing.

Jerome Holden, JC Signs, recommended the Board state how far a sign could be located from a business. He questioned the process for those business owners who currently have existing signage and whether those signs would be grandfathered. He noted the reader board size does not fit in with the C2 area.

Rob Houseman stated the existing signs are currently illegal in that they have not been previously permitted therefore, the signs would not be grandfathered. He stated a reader board changes daily and is associated with restaurants; noting such is defined in the ordinance.

Stacie Jo Pope questioned signage that identifies a residence.

Rob Houseman stated such is noted under Section E; Exemptions.

Steve Maguire questioned which district would signs within the ROI District fall under.

Rob Houseman stated the ROI District is an overlay district therefore; signs permitted in that district would be permitted through its underlying district.

Jerome Holden questioned whether different colors would be allowed; such as company colors. He questioned the size of the lettering.

Stacie Jo Pope stated the Board discussed the issue of color and decided on black, white and green for consistency purposes.

There being no further questions or comments, Chairman Storm closed the public hearing.

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to move Sign Ordinance to Town Warrant. All members voted in favor. The motion passed.

➤ **Inclusionary Zoning**

Rob Houseman reviewed the Inclusionary Zoning presentation, see attached.

Chairman Storm opened the public hearing.

Steve Maguire stated more work is necessary in regard to the ordinance to attract developers; noting the numbers stated in the ordinance prevents such and promotes larger scale projects. He stated smaller scale projects would be more successful.

Jeff Taylor noted such is a valid concern however; the numbers were reviewed by a developer who responded that such is a reasonable starting point that may need to be further redefined.

Roger Murray questioned the period of restriction being 30 years; questioning why such is not a longer period of time.

Rob Houseman stated the NH Housing and Finance Authority defines such and the Board adopted the definition.

Dave Alessandroni questioned what would occur at the end of the 30 years.

Rob Houseman stated the unit could be sold at market rate.

Edie Desmarais stated the Workforce Housing Ordinance requires "in perpetuity".

Jeff Taylor stated other communities have created housing in perpetuity or established deed restrictions on the size of heated space. He stated it is in the Board's pervue to change such.

There being no further questions or comments, Chairman Storm closed the public hearing.

Dave Alessandroni questioned whether the Board has the ability to reset the length of time at the end of the thirty years.

Jeff Taylor replied no, at the end of the term the owner would be able to sell or rent the unit at market rate.

It was moved by Jennifer Haskell and seconded by Kathy Barnard to change Section VII. Assurance of Continued Affordability; specifically striking "for a period of 30 years" & inserting "in perpetuity"; such to be scheduled for a second public hearing on 1/20/09. All members voted in favor. The motion passed.

➤ **Lighting Ordinance (2nd public hearing)**

Rob Houseman reviewed the Lighting Ordinance presentation, see attached.

Chairman Storm opened the public hearing.

Jerome Holden recommended the allowance of LED lighting in the ordinance.

There being no further questions or comments, Chairman Storm closed the public hearing.

Steve Buck noted there are no lumen restrictions on LED lighting. He stated such can be very intense and should be reviewed in the future. He stated he is not opposed to the ordinance.

Rob Houseman stated that as technology comes forward, the Board may need to revisit the ordinance.

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to move Lighting Ordinance to Town Warrant. All members voted in favor. The motion passed.

➤ **Boathouse Ordinance (2nd public hearing)**

Rob Houseman reviewed the Boathouse Ordinance presentation, see attached.

Chairman Storm opened the public hearing.

Steve Maguire stated he is in favor of the proposed change.

There being no further questions or comments, Chairman Storm closed the public hearing.

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to move Boathouse Ordinance to Town Warrant. All members voted in favor. The motion passed.

➤ **Rural Agricultural & Agricultural Districts (2nd public hearing)**

Rob Houseman reviewed the Rural Agricultural and Agricultural Districts presentation, see attached.

Chairman Storm opened the public hearing.

There being no questions or comments, Chairman Storm closed the public hearing.

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to move Rural Agriculture and Agriculture Districts to Town Warrant. All members voted in favor. The motion passed.

It was moved by Fae Moore and seconded by Stacie Jo Pope to adjourn the January 6, 2009 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the forum adjourned at 8:01 PM.

Respectfully Submitted,

Lee Ann Keathley
Secretary