

WOLFEBORO PLANNING BOARD

Meeting Minutes November 10, 2009

Members present: Chairman Kathy Barnard, Vice-Chairman Stacie Jo Pope, Selectmen's representative Kristi Ginter, Fae Moore, Richard O'Donnell, Chris Franson, Jennifer Haskell, Steve Buck (alternate)

Members absent: Dave Alessandroni, alternate

Staff present: Director of Planning and Development Rob Houseman and Amelia Capone-Muccio, Recording Secretary.

Chairman Barnard called the meeting to order at 7:00 PM.

➤ *Presentation by Agricultural Commission of proposed zoning changes for agricultural use*

Kathy Barnard stated the purpose of this meeting is to discuss the Agricultural Commission's suggestions to the zoning ordinance.

Charlie Horskin, member of the Agricultural Commission, stated that they were impressed with the Manual of Best Management Practice for Agriculture in NH, put out by the NH Department of Agriculture, and most of their suggestions are based on that manual. He reviewed the suggested changes in his memo dated November 6, 2009. *(See attached)*.

DISCUSSION:

- Mr. Houseman questioned if Page 72, 175-82 should be Farm, Agricultural Farming, Farming as defined in RSA 21:34-a. The Agricultural Commission agreed.
- Mr. Houseman noted that Page 75, 175-87 should be the same as above.
- Mr. Houseman noted that page 172, 175-175 refers to RSA 674:32-a and 674:32-b does not alter the definition or improve the definition of farming and may need further review by Counsel. Upon further discussion, the Agricultural Commission agreed to remove the reference, as it would be listed in the appendix.
- Mr. Houseman noted that page 179, 175-175 also refers to accessory use and home occupation. Upon further discussion the Agricultural Commission agreed to remove that reference.

Mr. Horskin questioned the adoption date in the definition section of 3/13/1939 and if such would mean the building had to exist before 1939.

Mr. Houseman explained that the town first adopted the zoning in 1939, but the intent of the language is "grand fathering" language used for before zoning came into place. He questioned the GRI district, permitted use and use by special exception, and if there is a threshold to allow live stock in the downtown core. He provided an example of a resident who had Sicilian donkeys in the downtown district on less than a quarter acre. He stated it would only make sense to reference them if there is a distinction between them, such as a lot less than an acre.

Mr. Horskin replied that is where Best Management Practices would come into play.

Steve Buck stated he is not sure they should allow farm, agriculture farming, farming in the GR1 district, if they are creating a reactive situation and who would be dealing with the complaints.

Mr. Horskin replied the NH Department of Agriculture.

Kristi Ginter stated she is not sure they should use Best Management Practices for controlling animals in the downtown core village.

Sarah Silk questioned if he is looking to ban animals on ½ acre lots.

Kathy Barnard replied he is suggesting a special exemption on a certain lot size.

Mike Hodder stated it might be fair to limit the downtown core.

Mr. Buck questioned limiting the GR zone, one acre lots.

Mrs. Ginter replied those would be guided by the Best Management Practices.

Kathy Barnard asked the Planning Board members if they have any concerns on the changes.

Chris Franson replied she agrees on a special exception for the GR1 district.

Richard O'Donnell replied he agrees with a special exception as well and questioned who would be responsible for complaints.

Mr. Houseman replied the Code Officer would deal with zoning violations and any others she would refer to the State.

Kathy Barnard replied that the Agricultural Commission could also be used as a resource.

Stacie Jo Pope agreed on having a special exception on the downtown district.

Kathy Barnard thanked the Agricultural Commission on a thorough job.

Mr. Horskin questioned how the changes would be presented to the voters.

Mr. Houseman replied they would be presented with the other changes of the Planning Board at two public hearings and an information forum.

Sarah Silk stated to prevent them from being voted down, the Agricultural Commission would prefer to present the changes separate from any other zoning changes.

Mr. Houseman replied he could look into such and check with Counsel on how to separate them on the Warrant.

Kathy Barnard stated that Mr. Houseman would seek guidance from Counsel on separating them and holding a separate public hearing. She asked Mr. Houseman to update the changes for review at their next meeting.

➤ ***2010 Residential Zoning District changes***

The members reviewed the changes with Mr. Houseman on the map.

➤ ***Other Business***

Kathy Barnard stated that Mr. Houseman is working with the Lake Wentworth Association on filling out a grant application to protect the watershed.

Mr. Houseman updated the Board on the status of the Brummit Court case and noted that the Town lost the case in court.

Being no further business before the Board, they adjourned at 8:36 PM.

Respectfully submitted,

Amelia Capone-Muccio

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