

WOLFEBORO PLANNING BOARD

December 8, 2009

PUBLIC FORUM

Minutes

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chris Franson, Jennifer Haskell, Richard O'Donnell, Members.

Members Absent: Kristi Ginter, Selectmen's Representative, Fae Moore, Member, Steve Buck, Dave Alessandrini, Alternates.

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

PUBLIC FORUM - Proposed Zoning Changes

Rob Houseman reviewed the proposed zoning changes to the Residential Districts, including Agricultural Districts, Central Business District and Conservation Subdivision, see attached.

The following are comments, concerns or questions received by the public;

- Access to the front of a building if parking is required to be behind the building
- Setback of a garage from a single family dwelling
- In favor of eliminating TRC process
- Opposed to eliminating churches, museums, schools, elderly housing & recreational use as a permitted use in the Village Residential District
- Birch Hill Estates; located in the Residential District however, said District includes properties on Town water and Birch Hill Estates has its own wells
- Property on McManus Road; questioned whether such should be located in the GR District because the property is on Town water
- Questioned what is the Board trying to achieve by proposed changes to the Downtown corridor
- Conservation Ordinance; not a lot of parcels affected by such, questioned benefit to the Town
- Increase in density and its impact on the water and sewer system; noting the sewer system does not fund itself
- Give thought to rest of Master Plan as an integrated approach
- Questioned when a new water source or sewer treatment plant would be needed
- Central Business District; no provision for Bed & Breakfasts, hotels or inns as a permitted use
- Recommended a betterment charge be adopted by the BOS
- Agricultural Districts; change 600' frontage to 400' (5-acre zoning), include 10 acre by petition in the proposed changes, interpretation / clarification of smokestack (as a chimney or commercial stack), redefine key shaped area
- Recommended expanded language in warrant articles to characterize the depth / purpose of the articles; noting the wording is minimal and voters would not necessarily know the overall proposal
- Agricultural Commission recommends the adoption of the State definition of Farming and recommends a separate warrant article for proposed changes to the Agricultural Districts
- Postpone warrant article relative to the Central Business District Overlay District

There being no further business, the meeting adjourned at 9:01 PM.

Respectfully Submitted,

Lee Ann Keathley