

**WOLFEBORO PLANNING BOARD
REGULAR MEETING
February 10, 2009
MINUTES**

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

Member Absent: Dave Alessandroni, Alternate.

Staff Present: Rob Houseman, Town Planner, Lee Ann Keathley, Secretary.

Chairman Storm opened the meeting at 7:05 PM.

Consideration of Minutes
January 20, 2009

It was moved by Kristi Ginter and seconded by Stacie Jo Pope to approve the January 20, 2009 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Public Comment
No public comment.

Subcommittee Reports

- **TRC**
Kathy Barnard reported the following;
2/4/09; 1 nonbinding review for a boundary line adjustment at 325 & 335 Sewall Road.
- **CIP**
No report.
- **Master Plan Implementation Committee**
No report.
- **Green Subdivision**
No report.

Action Item
Richard Lampron
Lot Merger
Tax Map #130-23 & 24

It was moved by Fae Moore and seconded by Jennifer Haskell to approve the Richard Lampron Lot Merger request, Tax Map #130-23 & 24. All members voted in favor. The motion passed.

WORK SESSION

- **Durgin Stables / John Pernokas**
Rob Houseman stated the Comprehensive Protection Act provides the opportunity to exempt urbanized areas from setback regulations. He stated John Pernokas, owner of Durgin Stables, wishes to construct a

deck off the rear of the Durgin Stables building for outdoor seating associated with the bookstore; noting the construction of such would fall within the 50' setback requirement of the State. He stated the Town has less restrictive standards than the State and reviewed the boundaries of the C1 Central Business District and C2 Greater Downtown Area. He stated the Town has a small compact area affected by urbanized zoning and questioned whether the Board wishes to seek exemption from the Comprehensive Shoreland Protection Act for those districts and allow relief to an applicant; noting a Variance would have to be sought. He stated that if the Board wishes to seek an exemption, the BOS would request such from the State.

Steve Buck stated the resources being protected in those commercial areas have already been massively disturbed over the years and believes a proposal for use and benefit by the public is valid toward seeking the exemption.

It was moved by Jennifer Haskell and seconded by Fae Moore to seek exemption from the Comprehensive Shoreland Protection Act for the C1 District. All members voted in favor. The motion passed.

- **Natural Resources Chapter**
Nancy Rendall, Blue Moon Environmental, Inc.

Nancy Rendall reviewed the project status for the development of the Natural Resources Chapter.

Chris Franson questioned the ability include trails and pathways.

Nancy Rendall recommended adding a Recreation Chapter.

Chris Franson recommended including ridgetops in Scenic/Aesthetic Resources.

Nancy Rendall questioned whether the Town has an established list of view sheds.

Rob Houseman replied yes, in the Master Plan.

Nancy Rendall requested an inventory of existing farms.

Jennifer Haskell questioned whether Town owned land should be included.

Natural Resources Chapter Public Forums scheduled for 5/19/09 and 8/18/09.

It was moved by Chuck Storm and seconded by Jennifer Haskell to adjourn the February 10, 2009 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 9:07 PM.

Respectfully Submitted,

Lee Ann Keathley