

**WOLFEBORO PLANNING BOARD  
WORK SESSION  
March 17, 2009  
MINUTES**

**Members Present:** Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Kristi Ginter, Selectmen's Representative, Chris Franson, Fae Moore, Richard O'Donnell, Jennifer Haskill, Members, Steve Buck, Alternate.

**Member Absent:** Dave Alessandrone, Alternate.

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

*Kathy Barnard opened the meeting at 7 PM.*

**Discussion Items**

- **Reorganization of the Board**
  - a. Chairman & Vice-Chairman appointments

*It was moved by Chris Franson and seconded by Fae Moore to appoint Kathy Barnard as Chairman and Stacie Jo Pope as Vice-Chairman of the Wolfeboro Planning Board. All members voted in favor. The motion passed.*

- b. Alternate appointment

*It was moved by Chris Franson and seconded by Stacie Jo Pope to appoint Steve Buck as Alternate to the Wolfeboro Planning Board for a three year term. All members voted in favor. The motion passed.*

- c. Subcommittee appointments

CIPC (Capital Improvement Program Committee); Stacie Jo Pope & Jennifer Haskell

MPIC (Master Plan Implementation Committee); Stacie Jo Pope

TRC (Technical Review Committee); Kathy Barnard

Green Subdivision; Fae Moore, Chris Franson, Richard O'Donnell

Parking; Kathy Barnard, Jennifer Haskell

- **Urbanized Area Shoreland Exemption Application**

Rob Houseman stated he prepared a transmittal letter to the BOS and the State regarding such; noting the latter must come from the Town's governing body (BOS). He stated the Board has requested the BOS to allow the current regulatory controls to take affect; allow for improvements, repairs and construction in the shoreland areas. He reviewed the boundaries of the area and noted a critical component is that it cannot include residential neighborhoods. He stated without the exemption, all land within 200' of the shoreline is affected.

Kathy Barnard requested the following language be added to the letter to the BOS (at the end of the sentence in the first paragraph); *"as well as being contrary to the recommendations of the Master Plan and Smart Growth Principle."*

Richard O'Donnell questioned whether the new parking lot voted on at Town Meeting would be affected.

Rob Houseman replied yes, noting approximately ¼ of the lot would be lost.

➤ **2009 Work Program**

**a. Parking**

The Board tabled discussion of such.

**b. Zoning Districts**

The Board discussed the failure of the warrant article noting the following information received from citizens; concern for overuse of the water and sewer facilities related to the number of parcels to be developed and concern that the Board is trying to limit agriculture.

Rob Houseman stated there is a potential of 88 additional units than otherwise permissible in the Village Residential District and noted the current zoning pushes the density over the build out capacity.

Jennifer Haskell stated the Board needs to educate the BOS regarding the issue.

The Board decided to put forth more public outreach / education for both the BOS and public with the intent to place the redistricting on the 2010 Town Warrant.

**c. CBD**

Rob Houseman reviewed the current boundaries of the commercial districts, the Center Street corridor, one parcel on Pine Street that is currently not included in the commercial district and the development potential for the Clark Plaza area; he requested the Board visit the Clark Plaza area prior to their next work session.

The Board scheduled a site walk of the commercial district from Main Street to Varney Road via Mill Street. The Board discussed the following;

- Section 175-90 B.a; rewrite such
- Section 175-91 D.; remove "boat"

Chris Franson thanked Chuck Storm for his years of service.

**It was moved by Kristi Ginter and seconded by Fae Moore to adjourn the March 17, 2009 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 9:02 PM.*

Respectfully Submitted,

Lee Ann Keathley  
Secretary