

**WOLFEBORO PLANNING BOARD
REGULAR MEETING
March 3, 2009
MINUTES**

Members Present: Chuck Storm, Chairman, Kathy Barnard, Vice-Chairman, Fae Moore, Chris Franson, Stacie Jo Pope, Jennifer Haskill, Members, Dave Alessandrone, Steve Buck, Alternates.

Member Absent: Kristi Ginter, Selectmen's Representative.

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

Chairman Storm opened the meeting at 7 PM.

Consideration of Minutes
February 10, 2009

It was moved by Kathy Barnard and seconded by Chris Franson to approve the February 10, 2009 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

Public Comment
No public comment.

SCHEDULED APPOINTMENTS

Oak Street Investments, LLC
Site Plan Review; Condominium Expansion
Agent: Randy Tetreault, Norway Plains Associates, Inc.
Tax Map #236-2-25
Case #200907

Rob Houseman reviewed the Planner Review for March 3, 2009 and stated the applicant proposes to construct a deck and screen porch to Unit 25F of Point Breeze Condominiums. He stated the applicant has requested the following waivers; Section 7.03.D.4.b,d,h,l,j,k,l,m,n,p,q,r,s,t,v,w,x,y, Plan Requirements, Section 8, Construction Guarantee and Section 11, Post Construction Requirements.

Peter Cooke stated the applicant went through the design review process through the association and received approval for the proposal. He stated the unit is one of eight units of which six of the eight have deck / stair combinations. He stated the area is currently listed as Common Area however, such would be changed to Limited Common Area. Referencing the waiver requests, he stated such are specific to the parcel of which is comprised of 45 acres and do not apply to the application. He stated the closest common septic field is depicted on the plan.

It was moved by Kathy Barnard and seconded by Fae Moore to grant waiver requests for Section 7.03.D.4.b,d,h,l,j,k,l,m,n,p,q,r,s,t,v,w,x,y, Plan Requirements, Section 8, Construction Guarantee and Section 11, Post Construction Requirements. All members voted in favor. The motion passed.

It was moved by Kathy Barnard and seconded by Jennifer Haskell to accept the application as complete. All members voted in favor. The motion passed.

Chairman Storm opened the public hearing.

Member of the public stated the proposal does not impact the infrastructure and noted the applicant has met all the requirements of the association.

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

Rob Houseman reviewed the following recommended conditions of approval;

- 1) The following plan, as amended to the date of approval, is hereby incorporated into this approval:
Plan 1: Proposed Condominium Expansion Plan, Unit 25 "Point Breeze Condominiums" 43 Point Breeze Road, Carroll County, Wolfeboro, NH for Oak Street Investments, LLC, Tax Map 236-2-25, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated January 21, 2009.
- 2) The applicant shall be responsible for all recording fees.
- 3) The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.

It was moved by Kathy Barnard and seconded by Jennifer Haskell to approve the Oak Street Investments, LLC application, Case #200907, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

WORK SESSION

Rob Houseman reviewed the CIP process. In regard to zoning, he stated he is a proponent for removing parking from the zoning for the Downtown commercial districts. He stated that by recognizing the standards, such provides the Board flexibility to view the appropriateness of the standard based on the use, shared parking, etc.

Following further discussion, the Board placed the following items on the 2009 Work Program;

- Parking
- Contractor's Yard
- Agricultural Commission
- Green Subdivision
- Small Wind Energy Systems
- TRC Design Review Guidelines
- CIPC
- Impact Fees

It was moved by Chris Franson and seconded by Fae Moore to adjourn the March 3, 2009 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:35 PM.

Respectfully Submitted,

Lee Ann Keathley