

**WOLFEBORO PLANNING BOARD
WORK SESSION
August 18, 2009
MINUTES**

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Fae Moore, Chris Franson, Jennifer Haskell, Members, Steve Buck, Alternate.

Members Absent: Kristi Ginter, Selectmen's Representative, Richard O'Donnell, Member, Dave Alessandrini, Alternate.

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

Chairman Barnard opened the meeting at 7:00 PM.

WORK SESSION

➤ **2009 Work Program**

Natural Resources Inventory Project

Natural Resources Chapter Public Forum scheduled for 10/20/09.

Impact Fees (School & Road)

Recommended fee schedule (from consultant) expected by November; need for 1 public hearing then adoption by the Board.

Rob Houseman stated that once the fee is established, the fee can be charged; noting such is triggered by the filing for a building permit. He stated the fee is established prior to the issuance of a building permit.

Expedited Applications

Following discussion, the Board agreed to eliminate the TRC application process for a change of use from one permitted use to a different permitted use in the Central Business District; a blanket provision to be placed in the ordinance.

CIP Public Hearing

CIP Public Hearing scheduled for either 10/6/09 or 10/20/09.

Residential Zoning Districts

Following discussion, the Board agreed to the following;

- Staff to coordinate a meeting with the chairman of the Agricultural Commission
- Receive text from Agricultural Commission by November 3rd relative to the definition of Agriculture, permitted uses (agriculture related uses), uses permitted by Special Exception (agriculture related uses) and prohibited uses (agriculture related uses)
- Schedule public forum prior to public hearing
- Provide fact sheet to be published in the Granite State News

Kathy Barnard questioned whether the two Agricultural Districts could be placed on the Town Warrant separately from the Residential Districts.

Rob Houseman replied yes.

Town Warrant

Rob Houseman noted the following items to be placed on the Town Warrant;

- Clarification that boathouses are an accessory use; listed as a separate permitted use
- Modify the Wetlands Buffer Ordinance to clarify the original intent of the ordinance (Staff referencing the Sheepshead Bay, LLC Special Use Permit application)

Parking Standards

The Board tabled such to the 2010 Work Program

Other proposed commercial / mixed use zoning districts

The Board tabled such to the 2010 Work Program.

Small Wind Energy Systems

Following discussion, the Board agreed to the following;

- Notification to abutters; change from Code Enforcement Officer to Planning Board
- Application for Small Wind Energy Systems to be heard by the Technical Review Committee
- Page 1, A., 4th line; strike "s" on "systems"

Dormitory Discussion

Rob Houseman stated Peter Batchelder, 10 Green Street, has requested the Board review the definition of dormitory and whether Brewster Academy's Kenison House is in violation of the ordinance, specifically the requirement of a Special Exception for a dormitory to be established in a residential district (located at 15 Green Street).

Chris Franson stated Brewster Academy is being singled out and expressed concern for unintended consequences. She stated the house is a family-like setting rather than a dormitory setting.

Jennifer Haskell questioned the land use impact; noting she believes there is none.

Rob Houseman stated the students who reside at Kenison House are not allowed vehicles and have a strict curfew. He questioned how to differentiate a dormitory in a residential district versus a dormitory in the Agricultural District.

Kathy Barnard verified the definition of dormitory is based on the Fire Code.

Following further discussion, the Board determined no change would be proposed to the definition of dormitory.

Open Space Conservation Subdivision Ordinance

Kathy Barnard and Chris Franson working with Staff to simplify the proposed ordinance.

Aircraft Take Offs & Landings on Private Land Overlay District

Rob Houseman stated the Town currently does not have an ordinance related to such and noted the Board was requested by a citizen to review the matter. He reviewed the flexible option and the prohibition option, as noted in his memo dated 8/14/09.

Kathy Barnard stated the State allows such as an accessory use as permitted unless otherwise stated and as such, the Town should have standards related to that.

Following discussion, the Board agreed to the following;

- The flexible option
- 175.XX Standards; strike 1st 2 bullets
- 175.XX Standards; strike "1,000 feet of"

Commercial Zoning

Referencing Article XIV, Central Business District and following further discussion, the Board agreed to the following;

- Page 1, 175-90, B.; leave in "antennas"
- Page 2, 175-90, B, (a); clarify lots with common boundaries with the residential district
- Page 2, 175-91, A., (2) & (3); strike "and Center Street",
- Page 2, 175-91, A., (2); add "to Endicott Street / Mill Street" following "North Main Street" and add "Union Street" following "South Main Street"
- Revise district boundaries
- Page 2, 175-91, E., (1) & (2); define unit & table 25% discussion until following joint meeting with the Economic Development Committee

Joint meeting with the Economic Development Committee scheduled for September 15, 2009; the Board requested Staff provide the EDC a list of prohibited uses of the district.

September 1; regular meeting & work session on commercial zoning

September 15th; joint meeting with the EDC to review the proposed changes to the Greater Downtown Commercial District & the Master Plan Implementation Matrix

September 29; work session

October 6; CIP Public Hearing

October 20th; Natural Resources Chapter Public Forum

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to adjourn the August 18, 2009 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:15 PM.

Respectfully Submitted,

Lee Ann Keathley