

WOLFEBORO PLANNING BOARD
September 15, 2009
MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Kristi Ginter, Selectmen's Representative, Chris Franson, Jennifer Haskell, Richard O'Donnell, Members, Dave Alessandroni, Steve Buck, Alternates.

Member Absent: Fae Moore, Member.

Economic Development Committee Present: Frank Giebutowski, Acting Chairman, Bob Reid, Mary DeVries, Denise Roy-Palmer, Dave Tower.

Wolfeboro Area Chamber of Commerce Present: Mary DeVries, Dave Tower, Ann Hammond, Diane Levine, Linda Murray, Selectmen's Representative.

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

WORK SESSION

◆ **Central Business District**

Kathy Barnard explained that per the Master Plan, the Planning Board is reviewing the residential and commercial zoning districts and has developed a proposal for changes to the Central Business District. As such, she requested input from the Economic Development Committee and the Wolfeboro Area Chamber of Commerce.

Rob Houseman reviewed the Master Plan recommendations, specifically GD.5, GD.24 and GD.26. He reviewed the existing and proposed district boundaries; noting that nothing would become nonconforming in the additional area of the proposed district boundary. He reviewed the existing zoning and proposed zoning recommendations. He stated the Town requested exemption from the Comprehensive Shoreland Protection Act for the village core and was granted such by the NH DES.

Frank Giebutowski questioned whether an owner could convert a use from residential to commercial then revert back to residential use at a later time.

Rob Houseman replied no. He stated a nonconforming use runs with the land however, once the use becomes conforming, the owner loses their right to the nonconforming use.

Frank Giebutowski expressed concern for such and concern for the exclusion of personal services; noting such draws people to Downtown. He requested the Board reconsider including personal services in the Central Business District. He questioned the Board's vision as it relates to their intent to characterize the Downtown area.

Jennifer Haskell replied to encourage retail.

Rob Houseman stated restaurants and banks as well. He stated the Board has seen what is perceived to be a loss in retail.

Bob Reid agreed with the latter however, noted the Downtown area has difficulty supporting retail. He questioned what would entice retail business to come to Town; noting the need to draw such. He stated he supports offices moving upstairs.

Jennifer Haskell questioned how the Board would define or characterize the Downtown core; noting the need to gather data relative to such.

Mary DeVries stated that if a business is thriving as a personal service business, the proposed zoning limits the growth of such in the Downtown area. She expressed the need for the potential growth of businesses.

Rob Houseman stated the question is how to articulate the Master Plan vision into a regulatory change and noted the Board is trying to preserve the pedestrian core.

Kristi Ginter questioned how 25% would be determined if a business has both retail and personal services.

Rob Houseman replied principal use versus accessory use. He questioned whether to restrict offices and personal services and if so, to what extent.

Stacie Jo Pope stated the Board is looking to make Wolfeboro more of a pedestrian community; noting the potential for growth to Lehner Street to connect the Downtown area.

Mary DeVries questioned whether there is enough data to consider the proposed zoning changes. She questioned what efforts would be made by the Town to support the changes if they were to move forward.

Chris Franson questioned the status of the funding for the EDC's market study.

Denise Roy-Palmer stated the Committee is seeking funding for Phase I.

Frank Giebutowski stated the scope of the study would not provide a design plan for the Downtown area; noting the need for caution and the results of the study to avoid unintended consequences. He questioned what uses are not on the list of permitted uses that should be.

Following further discussion, the parties recommended the following;

- Review list of permitted uses; consider including Inns
- Reference (include language) relative to Voluntary Design Review Guidelines
- Review personal services
- 175-91.E.(1), (2): clarify definition of unit
how is 25% determined

◆ **Aircraft Take Offs & Landings on Private Land Overlay District**

Following discussion, the Board recommended the following changes;

- 175.XX Purpose, 1st sentence; strike "the" between "regulate" & "aircraft", strike "on" between "land" & "by"
- 175.XX Standards, 2nd bullet; insert "feet" between "500" & "of"

It was moved by Stacie Jo Pope and seconded by Chris Franson to move Section 175.XX Aircraft Take Offs and Landings on Private Land Overlay District to Public Hearing, as amended. All members voted in favor. The motion passed.

It was moved by Chris Franson and seconded by Richard O'Donnell to adjourn the September 15, 2009 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 9:09 PM.

Planning Board Work Session scheduled for 9/29/09 at the Wolfeboro Public Library, 7 PM to include Commercial Zoning and Conservation Subdivision.

Respectfully Submitted,

Lee Ann Keathley