

WOLFEBORO PLANNING BOARD

October 5, 2010

MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chuck Storm, Selectman's Representative, Chris Franson, Richard O'Donnell, Dave DeVries, Jennifer Haskell, Members, Fae Moore, Alternates.

Members Absent: Dave Alessandroni, Steve Buck, Alternates.

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

Chairman Barnard opened the meeting at 7:00 PM.

Consideration of Minutes

September 7, 2010

Correction:

Page 4, 3rd motion; add "seconded by"

It was moved by Chuck Storm and seconded by Dave DeVries to approve the September 7, 2010 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

September 21, 2010

Corrections:

Page 2, 1st paragraph; replace "completes" with "competes"

Page 3, 5th paragraph; strike "light"

Page 3, Other Business, 2nd paragraph; add "and they can contact the Planning & Development Office."

It was moved by Chuck Storm and seconded by Chris Franson to approve the September 21, 2010 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such; noting the wayfinding proposal has been included in the Public Works Department budget (the Master Plan recommendations relative to such were submitted as part of the backup documentation).

Kathy Barnard verified the Board sent a letter to the BOS in support of such.

Richard O'Donnell questioned whether the Chamber of Commerce supports such.

Rob Houseman stated they have previously supported it however, is unaware of their current position.

Jennifer Haskell recommended attendance by the community at the BOS and Budget Committee budget review meetings.

Public Comment

Jerome Holden questioned whether the Board has information relative to the Chamber of Commerce's meeting on 9/28/10.

Kathy Barnard stated the Chamber of Commerce has a board meeting scheduled for 10/14/10 and following such, information will be forwarded to the Planning Board. She stated the Board will have input and discuss such at the work session scheduled for 10/19/10.

Subcommittee Reports

- TRC
No report.
- Master Plan Implementation Committee
No report.
- CIPC
Draft 2011-2020 CIP to be reviewed by the Board this evening.
- Wetlands Ordinance
Work completed and draft ordinance to be reviewed/proposed at next work session.
- Parking Committee
Work completed and draft ordinance to be reviewed/proposed at next work session.

Action Items

Kingswood Golf Club, Inc.
Extension of Approval
TM #232-4
Case #200841

Rob Houseman stated the applicant received Site Plan approval in 2008 for improvements to the parking area however, to date, the improvements/project has not begun and the applicant does not want the approval to lapse. He stated there has not been any changes to the regulatory process that would affect the approval therefore, recommended the extension of the approval subject to the original conditions of the 2008 approval.

Richard O'Donnell questioned whether the Board could impose a time line for the completion of the improvements or the approval.

Rob Houseman replied yes and recommended a 2 year extension.

It was moved by Richard O'Donnell and seconded by Jennifer Haskell to grant a two year extension for Site Plan approval for Kingswood Golf Club, Inc., Case #200841, subject to the original recommended conditions of approval. All members voted in favor. The motion passed.

Wolfeboro Clocktower, LLC
Release of Financial Security
TM #217-17-1
Case #200814

Rob Houseman stated the site reclamation conditions have been completed therefore, recommends the release of financial security.

It was moved by Jennifer Haskell and seconded by Richard O'Donnell to grant the release of financial security in the amount of \$11,146.00, including all accrued interest, for Wolfeboro Clocktower, LLC, Case #200814; noting the applicant has satisfied the site restoration in accordance with the approved plan. All members voted in favor. The motion passed.

Scheduled Appointments

Mary C. Marden 2002 Trust
Boundary Line Adjustment
Agent: Randolph Tetreault, Norway Plains Associates, Inc.
Tax Map #178-2 & 3
Case #201027

Rob Houseman reviewed the Planner Review for October 5, 2010 stating the application had been continued at the Board's 8/3/10 and 9/7/10 meetings subject to a Variance necessary to address the reduction in shore frontage on a nonconforming lot. He stated the ZBA granted the Variance on 9/20/10.

Randy Tetreault stated the plans have been updated to reflect the following; setting of monuments, a note referencing the ZBA approval and a note regarding the right-of-way. He stated the boundary line adjustment is an improvement to the overall configuration of the lots because the existing line runs at an obtuse angle and 10' from the existing house. He stated the proposal allows for equal frontage and is consistent with the setbacks.

Chairman Barnard reopened the public hearing.

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

Finding of Fact: The Planning Board believes the overall configuration is an improvement to the lots.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plan, as amended by the Planning Board approval, is incorporated into the approval:
Plan 1: Boundary Line Adjustment Plan, 56 & 60 Moose Point Road, Lake Wentworth, Wolfeboro, Carroll Co. NH For The Mary C. Marden 2002 Trust, Cynthia M. Spence, Trustee, Tax Map 178, Lot 2 and 3, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc, PO Box 249, Rochester, NH 03867, Dated July 14, 2010.
2. Submittal of a Mylar plan for recording at the Carroll County Registry of Deeds.
3. Payment of all recording fees.
4. The applicant shall provide a monument certification once the boundaries are properly set.
5. This approval is subject to the Variance and any conditions attached thereto.

It was moved by David DeVries and seconded by Chuck Storm to approve the Mary C. Marden 2002 Trust Boundary Line Adjustment application, Case #201027, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

David & Diana Kirkpatrick
Boundary Line Adjustment
Agent: James Rines, White Mountain Survey Co., Inc.
Tax Map #252-35, 252-35-1
Case #201031

Rob Houseman reviewed the Planner Review for October 5, 2010; noting the applicant proposes a boundary line adjustment to allow for the retention of the dock with the house; noting Lot 1 shall consist of 1.6 acres and Lot 2 shall consist of 1.3 acres.

Jim Rines stated there is no intent for a second driveway; noting a common drive would serve as access to both lots.

Chris Franson verified the vacant lot has sufficient soils for a septic system.

Jim Rines replied yes, HISS mapping was conducted and the reconfiguration conforms.

It was moved by Jennifer Haskell and Richard O'Donnell to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

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

Finding of Fact: The Planning Board believes the overall configuration is an improvement to the lots.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plans, as amended to the date of approval, are hereby incorporated into this approval:
Plan 1: PLAN OF BOUNDARY LINE ADJUSTMENT, Involving lands of David J. and Diana K. Kirkpatrick, South Main Street, Wolfeboro, NH, Ronald Remick, Jr., LLS, White Mountain Survey Co., PO Box 440, Ossipee, New Hampshire, 03864, Dated September 14, 2010.
Plan 2: NHDES PLAN OF SUBDIVISION, For David J. and Diana K. Kirkpatrick, South Main Street, Wolfeboro, NH, Ronald Remick, Jr., LLS, White Mountain Survey Co., PO Box 440, Ossipee, New Hampshire, 03864, December 15, 2000.
2. Receipt of NHDOT Driveway approval or appropriate easement for use of the existing driveway by the future owners and heirs of proposed Lot two.
3. Submittal of a Mylar plan for recording at the Carroll County Registry of Deeds.
4. The applicant shall pay all recording fees.

It was moved by Stacie Jo Pope and seconded by David DeVries to approve the David & Diana Kirkpatrick Boundary Line Adjustment application, Case #201031, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

WORK SESSION

- **2011-2020 CIP**

Rob Houseman distributed and reviewed the proposed 2011-2020 CIP, including building evaluations.

Richard O'Donnell questioned if the Clarke House is maintained by the Town.

Rob Houseman replied yes, the Parks & Recreation Department.

Richard O'Donnell questioned whether maintenance for the building is proposed in the CIP.

Rob Houseman replied no.

It was moved by Chris Franson and seconded by Stacie Jo Pope to move the 2011-2020 CIP to public hearing. All members voted in favor. The motion passed.

Public hearing scheduled for 10/19/10.

- **Paul Zimmerman's presentation & request for clarification regarding zoning relative to shopping centers**

Kathy Barnard requested the Board review such at the 10/19/10 work session and following such, provide a written response to Paul Zimmerman.

- **Commercial Zoning
Pine Hill Road**

Rob Houseman reviewed the proposed Pine Hill Road Development District.

Following review of such, the Board made the following changes;

- Rezone east side of Route 109A to Residential
- Permit contractor retail only
- Shared drive cut requirement
- Mandatory 150' setback for heavy industrial use and storage facilities (to protect residential properties)
- Extend district boundaries
- Allow kennels by Special Exception
- Add provisions/standards regarding management of onsite fuel storage for contractor yards
- Define contractor yard

C2 Center Street / Route 28

Rob Houseman reviewed the existing C2 Center Street boundaries.

Kathy Barnard stated there is no guidance or recommended changes from the Master Plan regarding the zoning district.

Jennifer Haskell stated the Master Plan expresses the desire to preserve the gateway. She stated she is in favor of a unified zone along the corridor and the potential to create consistency through setbacks.

Chris Franson stated the Master Plan does not say anything about enhancing development.

Rob Houseman stated Ms. Haskell is recommending a zoning district with architectural standards that create a rhythm of massing and streetscape to allow for mixed use to occur.

Following review of such, the Board made the following changes;

- Staff to provide examples that would drive the look and feel of the corridor without a use
- Do not refer to district as C2; design ordinance that perpetuates a new image

It was moved by Chris Franson and seconded by Richard O'Donnell to adjourn the October 5, 2010 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:29 PM.

Respectfully Submitted,

Lee Ann Keathley

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