

WOLFEBORO PLANNING BOARD
October 4, 2011
MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chuck Storm, Selectmen's Representative, Richard O'Donnell, Jennifer Haskell, Chris Franson, Members.

Members Absent: Dave DeVries, Member, Fae Moore, 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 at the Wolfeboro Public Library.

Consideration of Minutes

September 6, 2011

Corrections:

Page 1, Members Present; delete Stacie Jo Pope

Page 1, CIP report; strike "Stacie Jo Pope", replace with "Rob Houseman"

Page 3, 6th paragraph; strike "Chris Franson", replace with "Chuck Storm"

Page 3, add the following motion, **"It was moved by Chris Franson and seconded by Jennifer Haskell to approve the Town of Wolfeboro Municipal Electric Department's proposal for tree trimming on Pleasant Valley Road requesting to preserve the trees to the greatest extent possible."**

Page 5, Shoreland Protection Ordinance; strike "that weakened HB2", replace with "weakened by HB2"

It was moved by Chuck Storm and seconded by Chris Franson to approve the September 6, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

September 20, 2011

It was moved by Chuck Storm and seconded by Richard O'Donnell to approve the September 20, 2011 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such; noting a public hearing on the CIP is scheduled for 10/18/11.

Public Comment

Jerome Holden requested the Board address inconsistent signage in the C2 zone; noting examples of the different sizes of signs throughout the zone. He stated all the signs should be consistent and at least 24 SF. He stated the church sign is not a safe size for the speed limit and recommended free standing signs be 36 SF.

Subcommittee Reports

- **TRC**
9/14/11; nonbinding review of a subdivision on Stoneham Road.
- **CIP**
Public Hearing scheduled for 10/18/11.

Work Session

- **RSA 674:41 Exemption**

Rob Houseman stated the ZBA requested the Planning Board consider adopting guidelines for private ways. He reviewed the statute relative to such. He stated Town Counsel opined the ZBA does not have the right to remand back to the Planning Board and the statute itself establishes the criteria that apply. He questioned whether the Board wishes to provide guidelines as requested.

Jennifer Haskell stated it is not appropriate for the Planning Board to review such; noting the ZBA is a subjective process with specific criteria and analysis by the ZBA. She stated it would not be a good precedent to set for the Planning Board to assist the ZBA with the process and the Board cannot be accused of reaching beyond their authority.

Kathy Barnard agreed with Ms. Haskell and reviewed the Master Plan Land Use Chapter; noting the guiding principle is to protect natural resources and not issue building permits for development on Class VI roads. She stated all ZBA members have access to the Master Plan.

The Board agreed to take no action on the request from the ZBA.

- **C2 Wolfboro Falls Limited Business District**

Rob Houseman reviewed changes to such including 10' minimum and 20' maximum front yard setback, strike shore yard setback,

Following discussion the Board agreed to the following;

- Parking standards; add language that parking not be allowed on waterfront side of property
- Delete shorefront exemption
- Reinsert 50' shore yard setback

- **Wetlands Ordinance**

Rob Houseman reviewed the recommended changes by Town Counsel. He stated the Board is awaiting responses from Dan Coons and Randy Tetreault.

The Board agreed to make the changes recommended by Town Counsel.

- **Group Homes**

Rob Houseman reviewed the Preface.

Following review of such, the Board agreed to the following;

- Preface; change wall to fall, strike “very” in second line, change “provided” to “provide” in the 5th line
- Page 1, A.c.; change “addition” to “addiction”, capitalize “section”
- Page 1, A.1.a.; change “the residents” to “each resident”, strike 2nd sentence
- Staff to forward to Ben Frost, NH Housing Finance Attorney

It was moved by Chris Franson and seconded by Jennifer Haskell to adjourn the October 4, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:37 PM.

Respectfully Submitted,

Lee Ann Keathley

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