

WOLFEBORO PLANNING BOARD
November 15, 2011
MINUTES

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

Members Absent: Dave DeVries, Jennifer Haskell, Members, Fae Moore, Steve Buck, Dave Alessandrini, 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.

Action Item

**Huggins Hospital
Release of Financial Security
Tax Map #231-90**

Rob Houseman stated one outstanding item exists (the fire hydrant is too long and needs an extension collar) and noted the applicant is working with the Public Works Department regarding such.

Chris Franson expressed concern regarding the landscaping; noting some of the landscaping is not as established as others. She questioned whether the Board should withhold funds for such.

Rob Houseman stated the ordinance requires retention of funds for one year and noted the Board could release the funds with the understanding the plantings be maintained as part of the Site Plan approval.

Richard O'Donnell stated he feels different landscaping requirements should be established.

Rob Houseman stated such would be established through the Town's Zoning Ordinance.

It was moved by Chuck Storm and seconded by Richard O'Donnell to release the financial security to Huggins Hospital in the amount of \$49,636.83. All members voted in favor. The motion passed.

Work Session

- **Shorefront Residential District**

Rob Houseman reviewed the Shoreland Water Quality Protection Act (SWQPA), see attached. He reviewed the proposed ordinance; noting such reflects the pre-July 2011 Comprehensive Shoreland Protection Act (CSPA) standards. He recommended review by the Conservation Commission and Forrest Bell, FB Environmental (Lake Wentworth/Crescent Lake Management Plan consultant).

Richard Maase stated he has no objection to the proposed ordinance.

Board consensus to submit an ordinance based on pre-July 2011 CSPA standards; noting such is consistent with the Town's Master Plan. The Board agreed to forward the ordinance to the Conservation Commission and Forrest Bell for review and comment.

- **Standardized Lot Shape**

Rob Houseman reviewed such; noting there is not right of appeal to the ZBA if aggrieved.

It was moved by Richard O'Donnell and seconded by Chuck Storm to move Standardized Lot Shape to public hearing. All members voted in favor. The motion passed.

- **Group Homes**

Rob Houseman stated John Martin, Health and Human Services, stated Towns under administrative rule has the right to regulate group homes. He reviewed the proposed Group Home Overlay District; noting innovative land use appeals are not heard by the ZBA.

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

- 2nd paragraph; insert "constitute a single family dwelling as defined by the Zoning Ordinance and" between "shall" & "be"
- 1.a.; change "compatible" to "consistent"
- Strike subparagraphs b, e and g
- 1.d.; change "compatible" to "consistent"
- 1.f.; change "describe" to "state"
- 1.h & i; change "proposal" to "Group Home"
- New subparagraph; "Any Conditional Use Permit issued for a Group Home under this ordinance shall require the submittal of the He-P 814 Certificate or license as a condition subsequent."

It was moved by Chris Franson and seconded by Richard O'Donnell to adjourn the November 15, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:51 PM.

Respectfully Submitted,

Lee Ann Keathley

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