

WOLFEBORO PLANNING BOARD
December 6, 2011
MINUTES

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

Members Absent: Richard O'Donnell, Dave DeVries, Members, Fae Moore, Steve Buck, Dave Alessandroni, 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

November 1, 2011

Corrections: Page 2, 2nd paragraph; strike "nor", replace with "and"

It was moved by Chuck Storm and seconded by Chris Franson to approve the November 1, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

November 15, 2011

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the November 15, 2011 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such.

Public Comment

None.

Subcommittee Reports

- **TRC**
11/9/11; review of a Boundary Line Adjustment for 1383 Center Street & 24 Sky Lane and 66 & 72 Leafy Hill Lane and Site Plan Review for a home occupation at 494 North Main Street (antiques).

Kathy Barnard noted that Chris Franson and Stacie Jo Pope would review the recommendations of the Natural Resources Chapter and report back to the Planning Board. She stated a subcommittee would then be established.

Scheduled Appointments

Leafy Hill Lane Trust

Boundary Line Adjustment

Agent: Randy Tetreault, LLS, Norway Plains Survey Associates

Tax Map #186-12 & 14

Case #201118

Rob Houseman reviewed the Planner Review for December 6, 2011, stating the applicant is seeking a boundary line adjustment in which TM #186-14 will increase in acreage from 87,173 SF to 128,306 SF and TM #186-12 will decrease in area from 530,361 SF to 489,360 SF. He stated the applicant has requested the following waivers; Section 174-9.B. (1), (2).

Randy Tetreault stated a waiver has been requested for lot size by soil type because 7 acres of the 11 acres is upland; noting an adequate amount of area for development. He stated there are two existing lots of record; noting the Planning Board, in 2004, required HISS mapping which included the upland area and building envelope for TM #186-14. He stated a septic easement will have to be prepared if the lot is sold. Referencing the reconfiguration of the lots, he stated such was brought on to attempt to resolve a previous conflict with the garage. He stated the remaining parcel (11 acres) would remain in current use. He stated if the applicant decides to develop the lot, a separate access via Leafy Lane or Aaron Road would be provided to access the buildable area on the lot.

Kathy Barnard verified the lot does not qualify for a Special Use Permit.

Rob Houseman stated in March 2011 the Zoning Ordinance relative to Special Use Permits was amended to include only lots under 3 acres.

It was moved by Stacie Jo Pope and seconded by Chris Franson to grant the following waivers; Section 174-9.B. (1), (2). All members voted in favor. The motion passed.

It was moved by Stacie Jo Pope and seconded by Chris Franson 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.

Kathy Barnard stated that based on Mr. Tetreault's comments relative to the reconfiguration of the lots; there is no negative impact on the neighborhood or community in an adverse manner.

Rob Houseman reviewed the following conditions of approval;

1. The following plan, as amended by the Planning Board approval, is incorporated into the approval:
Plan 1: Lot Line Adjustment Plan, Leafy Hill Lane, Winter Harbor, Lake Winnepesaukee, Carroll County, Wolfeboro, NH for Leafy Hill Lane Trust, Tax Map 186-12 & 14, Owner of Record: Leafy Hill Lane Trust & Thomas R. Walker, Trustee, PO Box 509, Wolfeboro, NH, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated November 15, 2011.

Plan 2: Lot Line Adjustment Plan, Leafy Hill Lane, Winter Harbor, Lake Winnepesaukee, Carroll County, Wolfeboro, NH for Leafy Hill Lane Trust, Tax Map 186-12 & 14, Owner of Record: Leafy Hill Lane Trust & Thomas R. Walker, Trustee, PO Box 509, Wolfeboro, NH, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Dated November 15, 2011.

2. Payment of all recording fees.
3. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.
4. The applicant shall be responsible for monumentation and the submittal of the monument certification and updated plans.

It was moved by Jennifer Haskell and seconded by Stacie Jo Pope to approve the Leafy Hill Lane Boundary Line Adjustment, Case #201118, subject to the recommended conditions of approval; noting the proposal does not increase the existing nonconformity of the lots. All members voted in favor. The motion passed.

Christopher & Nancy Runnals
Subdivision
Tax Map #143-12
Case #201119

Chairman Barnard stated the Christopher & Nancy Runnals application has been continued, at the request of the applicant, to January 3, 2012.

Jay & Roxanne Warthen / Wayne & Karen MacBrien
Boundary Line Adjustment
Agent: Eric Roseen, LLS, Roseen Survey PLLC
Tax Map #33-3, 23-2
Case #201120

Rob Houseman reviewed the Planner Review for December 6, 2011, stating the applicant is seeking a boundary line adjustment because the dwelling unit on Tax Map 33-3 straddles the common property line between Tax Map 33-3 and 23-2; noting an equal exchange of land and the boundary line adjustment will bring the dwelling into setback compliance with the current zoning requirements. He stated the lots are considered nonconforming lots of record since they lack the required lot area; noting the proposal does not increase the nonconformity. He stated the applicant requested the following waiver; Section 174-7.D.(4), (5), (6).

Referencing the waiver request, Eric Roseen stated there is no reason to supply the data for environmental analysis since no development is proposed.

Chris Franson questioned the existence of wetlands.

Eric Roseen replied yes, however new development is being proposed

It was moved by Stacie Jo Pope and seconded by Chris Franson to grant the following waivers; Section 174-7. D.(4), (5), (6). All members voted in favor. The motion passed.

It was moved by Stacie Jo Pope and seconded by Chuck Storm 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.

Rob Houseman reviewed the following 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 for Jay and Roxanne D. Warthen, 24 Sky Lane, Tax Map 33-3 and Wayne and Karen MacBrien, 1383 Center Street, Tax Map 23-2, Wolfeboro, NH, November 16, 2011, Prepared by Eric Roseen, LLS, Roseen Survey PLLC, PO Box 1581, Wolfeboro, NH 03894.
2. Payment of all recording fees.
3. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.
4. The applicant shall be responsible for monumentation and the submittal of the monument certification and updated plans.

It was moved by Stacie Jo Pope and seconded by Chuck Storm to approve the Jay & Roxanne Warthen / Wayne & Karen MacBrien Boundary Line Adjustment, Case #201120, subject to the recommended conditions of approval; noting the proposal does not increase the existing nonconformity of the lots. All members voted in favor. The motion passed.

PUBLIC HEARINGS

Conservation Subdivision Ordinance Exemption

Rob Houseman reviewed the Conservation Subdivision Ordinance Exemption, see attached presentation.

Chairman Barnard opened the public hearing.

Randy Tetreault questioned whether minor lot line adjustments on parcels would be included.

Rob Houseman replied yes.

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

It was moved by Chuck Storm and seconded by Chris Franson to move Conservation Subdivision Ordinance Exemption to Town Warrant. All members voted in favor. The motion passed.

Standardized Lot Shape

Rob Houseman reviewed Standardized Lot Shape, see attached presentation.

Chairman Barnard opened the public hearing.

Randy Tetreault verified the Board has the right to waive such. He stated he has reservations regarding the proposal based on past experience with odd shaped parcels.

Kathy Barnard stated the Board was aware there would be issues without a waiver provision.

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

It was moved by Stacie Jo Pope and seconded by Jennifer Haskell to move Standardized Lot Shape to Town Warrant. All members voted in favor. The motion passed.

RSA 175-42.1 Island Property Exemption

Rob Houseman reviewed RSA 175-42.1, Island Property Exemption, see attached presentation.

Chairman Barnard opened the public hearing.

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

It was moved by Chuck Storm and seconded by Chris Franson to move RSA 175-42.1 Island Property Exemption to Town Warrant. All members voted in favor. The motion passed.

Wolfeboro Falls Limited Business District

Rob Houseman reviewed Wolfeboro Falls Limited Business District, see attached presentation.

Chairman Barnard opened the public hearing.

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

It was moved by Jennifer Haskell and seconded by Chuck Storm to move Wolfeboro Falls Limited Business District to Town Warrant. All members voted in favor. The motion passed.

Flood Plain Ordinance

Rob Houseman reviewed Flood Plain Ordinance, see attached presentation.

Chairman Barnard opened the public hearing.

Randy Tetreault stated building inspectors are suppose to require a Flood Elevation Certificate and questioned whether Wolfeboro does such.

Rob Houseman stated the Town rarely gets involved in such because the lakes are dam controlled with a fixed elevation however, he would discuss such with Audrey Cline.

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

It was moved by Stacie Jo Pope and seconded by Chris Franson to move Flood Plain Ordinance to Town Warrant. All members voted in favor. The motion passed.

Steep Slope Protection Ordinance

Rob Houseman reviewed Steep Slope Ordinance, see attached presentation.

Chairman Barnard opened the public hearing.

Kathy Barnard questioned whether the consultant for the Lake Wentworth/Crescent Lake Watershed Management Plan reviewed and commented on the proposed ordinance.

Rob Houseman replied no; noting the proposal was forwarded to the consultant.

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

It was moved by Chris Franson and seconded by Jennifer Haskell to move Steep Slope Ordinance to Town Warrant. All members voted in favor. The motion passed.

Work Session

Group Home Overlay District Ordinance

The Board reviewed the changes to ordinance and agreed to the following:

- Strike "Overlay District" in the title

It was moved by Chuck Storm and seconded by Jennifer Haskell to adjourn the December 6, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

Wetlands Conservation Overlay District, Group Homes and Shoreland District Ordinance public hearings scheduled for 12/13/11.

There being no further business, the meeting adjourned at 8:50 PM.

Respectfully Submitted,

Lee Ann Keathley

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