

WOLFEBORO PLANNING BOARD

March 15, 2011

MINUTES

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

Members Absent: Richard O'Donnell, 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.

WORK SESSION

➤ **Appointment of Chairman & Vice-Chairman**

It was moved by Chris Franson and seconded by Dave DeVries to appoint Kathy Barnard as Chairman of the Wolfeboro Planning Board. All members voted in favor. The motion passed.

It was moved by Chris Franson and seconded by Dave DeVries to appoint Stacie Jo Pope as Vice-Chairman of the Wolfeboro Planning Board. All members voted in favor. The motion passed.

➤ **Natural Resource Chapter**

Rob Houseman stated the primary contractor refused to submit the digital data. He stated a letter was sent to her requesting the data within 30 days and the contractor accepted the terms of agreement; noting the deadline for submittal of the data is 3/31/11.

➤ **Municipal Facilities Plan**

Rob Houseman stated such is a component of an Asset Management Plan and recommended the Board develop a questionnaire, retrieve asset information from each department as part of the questionnaire and hire a 3rd party technical expert to analyze the data.

➤ **Shorefront Residential District**

Kathy Barnard stated the State statute may be repealed; noting the possibility of the Town enacting their own standards.

Rob Houseman stated if the statute is repealed the Town would then have no standard.

➤ **Historic District Commission**

Chris Franson stated a committee has been established that will report to the neighbors in the district at the NWAA's annual meeting in August 2011; recommending the Board table discussion of such until after that meeting.

➤ **Commercial Districts; C2R28, C2WF, C2GD**

Rob Houseman reviewed the boundaries of the C2WF and C2GD. He recommended the Board review the C2 Districts, its permitted uses and whether those uses are appropriate. He questioned the expansion of the district to include Klickety Klack; noting the businesses in that area are grandfathered however, if the use is ever abandoned, the use would revert back to its original use.

The Board discussed the possibility of a limited business district and renaming the districts to represent a transitional zone. He recommended education and outreach to property owners regarding such.

Following discussion, the Board requested the following;

- Staff to provide a draft proposal regarding the renaming and expansion of the C2WF & C2GD Districts

Referencing the C2R28 District, Rob Houseman stated the district includes identical permitted uses to other C2 Districts.

Kathy Barnard recommended the Board walk the Bridge Falls Path; noting the expansion of the commercial districts would have an impact to the residential and waterfront properties. She expressed concern for the Downtown businesses; noting the impact on those businesses by the expansion of the other commercial districts. She expressed concern regarding impact to Lake Wentworth and stated she has serious concerns if the Board considers expanding the C2 Districts. She recommended the Board include the Chamber of Commerce and the EDC.

Dave DeVries stated the goal of the Board is to protect and be sensitive to what currently exists however, zone for future use.

Jennifer Haskell stated she is not in favor of expanding the C2 Districts as they are currently defined.

Following discussion, the Board agreed to the following;

- Exclude uses such as storage facilities, volatile fuel, new & used car dealerships
- Encourage uses such as training centers/educational facilities, professional offices, daycare, recreation, restaurants, inns/hotels/Bed & Breakfasts, museum, library, agriculture
- Consolidated curb cuts
- Develop Purpose Statement; referencing Kathy Barnard's memo 2007 Master Plan Recommendations, dated 10/12/10, specifically include Goal 5, FLD5 and FLD10.
- Host a community forum
- Walk the Bridge Falls Path / retour the Districts

➤ **2011 Work Program**

The Board agreed the following would be placed on the 2011 work program;

- Develop ordinance defining and regulating group homes (4/15/11 agenda; Attorney John Rhatigan to attend meeting)
- Update commercial zones ~ Center Street (no Site Plan Review for commercial districts)
- Complete Natural Resources Chapter of the Master Plan
- Update Population Chapter of the Master Plan
- Address/review outdoor retail/sales such as flea markets

- Watershed program
- Ridgetop/ridgeline development; provide model ordinance
- Wetlands Ordinance ~ address any changes in the State process and identify inconsistencies
- Review length to width ratio; lot depth to frontage
- Nonconforming use

Other Business

Referencing an application submittal for a cell tower, Chris Franson stated a lot of people are interested in seeing the balloon test.

Rob Houseman stated he received an email stating the balloon test occurred on 2/17/11 and an ad was placed in the paper prior to such however, he has been unable to locate the notice. He stated the applicant is obligated to conduct another balloon test.

Kathy Barnard requested notice to be given to the Planning Board and ZBA.

It was moved by Dave DeVries and seconded by Jennifer Haskell to adjourn the March 15, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:08 PM.

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley