

# WOLFEBORO PLANNING BOARD

May 17, 2011

## MINUTES

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

**Members Absent:** Dave DeVries, Jennifer Haskell, 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.*

### **PUBLIC FORUM ~ NATURAL RESOURCES CHAPTER, MASTER PLAN**

Kathy Barnard requested input in writing prior to 6/21/11; noting a second public hearing and adoption of the Natural Resources Chapter is scheduled for 7/12/11.

Rob Houseman presented the Natural Resources Chapter of the Master Plan, see attached presentation.

Linda Murray questioned whether it will be easy to update the maps.

Rob Houseman replied yes; noting the Town acquired the data with the ability to update. He stated the information and maps are online (Planning Board and Conservation Commission web pages).

Don McBride thanked those who developed the chapter; noting having the ability to access the maps is useful.

Richard Masse stated the chapter refers to a Natural Resources Management Plan and questioned whether such would be distinct from the Natural Resources Inventory and if so, what is the difference.

Rob Houseman stated the Natural Resource Chapter of the Master Plan has a considerable amount of data that is consistent with a Natural Resources Inventory.

Chris Franson stated the chapter makes reference to a forestry management plan; noting the Board review such as it would be a valuable tool.

Rob Houseman stated such depicts how to manage timber lots with views from public ways.

### **WORK SESSION**

#### **➤ 2011 Work Program**

The Board reviewed the 2011 work program;

- Develop ordinance defining and regulating group homes; awaiting information from Attorney Rhatigan

- Update Commercial Zoning Districts; Board agreed to change Wolfeboro Falls and Greater Downtown Districts to a limited business district, hold a stakeholders meeting relative to Center Street zoning, include purpose statements, exclude uses such as storage facilities, volatile fuel, new & used car dealerships and encourage uses such as training centers/educational facilities, professional offices, daycare, recreation, restaurants, inns/hotels/Bed & Breakfasts, museum, library, agriculture & consolidate curb cuts (Center Street zoning)
- Natural Resources Chapter of the Master Plan; public hearing and adoption of such scheduled for 7/12/11
- Update Population Chapter of the Master Plan (to be done by David Booth)
- Open Space Subdivision; amend to include a waiver provision
- Ridgeline / steep slope protection
- Wetlands Ordinance ~ address any changes in the State process and identify inconsistencies
- Lot Frontage
- Shoreland Residential Ordinance; provided draft, need to finalize

### **Wetlands Ordinance**

Rob Houseman stated the Board has received its first application under the new ordinance; noting the applicant proposes to tear down a cottage and reconstruct a larger structure. He stated the applicant's agent's interpretation of the ordinance differs from Staff's interpretation; noting the applicant proposes a 2,000 SF footprint (noting an intrusion of 200 SF) however, the ordinance states that no more than 1800 SF structure is allowed within the buffer or setback.

Kathy Barnard stated an alternative location exists on the 3 acre lot. She stated the ordinance is clear in that it allows for a footprint of 1800 SF if no alternative location exists. She stated the plan intrudes into the buffer.

Chris Franson stated the Board needs to follow the ordinance.

### **Center Street Zoning**

Rob Houseman stated such allows the Board to look at changes that focus on the natural resources of the area and gateway protection and enhancement; noting an opportunity to view in concert with or in contradiction to impact to natural resources. He reviewed the existing uses in the district and questioned whether residential should be included. He stated some consideration should be given towards adaptive reuses of underutilized or vacant properties in a manner that will foster the purpose of the new district(s). He stated the uses permitted in the C2 Districts on Center Street fail to take into account fundamental zoning principles for development of sound viable zoning districts. He stated those principles include evaluating the permitted uses demand for infrastructure and its impact on the site and neighborhood (lot coverage, drainage impact, traffic impact), evaluating the permitted uses impact on the function of the transportation corridors, evaluating the permitted uses impact on the gateways of the community and evaluating the permitted uses to adjacent land uses.

Chris Franson recommended prohibiting storage facilities.

Richard O'Donnell questioned incorporating a mandatory design review to encourage aesthetic appeal along the corridor.

Rob Houseman stated the Board currently has voluntary design review guidelines and has the authority to mandate fixed design review guidelines within the corridor; noting a higher standard relative to such was established in the ROI District. He stated there is abject rejection on any effort to move forward at this time with changes to zoning. He stated at a minimum the Board should provide a draft to the consultant for review. He noted that churches, museums and residential development all have the same potential impact to the watershed and without good standards, all development has impact; noting there should be environmental standards in place.

Chris Franson stated input from stakeholders would be helpful; noting the Board has heard what is not wanted but, hasn't heard what is wanted.

*Center Street zoning stakeholders meeting scheduled for June 21, 2011, location to be determined. Invite to attend extended to the following; Chamber of Commerce, Economic Development Committee, Conservation Commission, TRAC, Agricultural Commission, Pathways, North Wolfeboro Association, Lake Wentworth Association, Board of Selectmen and property owners in the proposed area. Meeting to include discussion regarding Natural Resource Protection, gateway enhancement and permitted uses and district boundaries.*

**\*\*\*July 5, 2011 meeting has been rescheduled to July 12, 2011\*\*\***

**It was moved by Chris Franson and seconded by Chuck Storm to adjourn the May 17, 2011 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 9:26 PM.*

Respectfully Submitted,  
*Lee Ann Keathley*  
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