

WOLFEBORO PLANNING BOARD

June 7, 2011

MINUTES

Members Present: Kathy Barnard, Chairman, Chuck Storm, Selectman's Representative, Jennifer Haskell, Chris Franson, Richard O'Donnell, Members, Steve Buck, Alternate.

Members Absent: Stacie Jo Pope, Vice-Chairman, Dave DeVries, Members, Fae Moore, Dave Alessandroni, Alternates.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Secretary.

Chairman Barnard opened the meeting at 7:01 PM.

Consideration of Minutes

May 3, 2011

Corrections: Page 4, 5th paragraph, 3rd line; insert "Watershed Study" prior to "consultant"
Page 6, 6th paragraph; change "Legislator" to "Legislature"

It was moved by Chuck Storm and seconded by Chris Franson to approve the May 3, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

May 17, 2011

Corrections: Page 1, Members Present; add Steve Buck
Page 1, 1st paragraph; strike "second"
Page 1, Work Session; change "Rhatigan" to "Rattigan"
Page 2, Work Session bullets re: Natural Resources Chapter; change to read as follows; "public hearing and adoption of such scheduled for 7/12/11"
Page 2, Center Street Zoning, 6th line; change "principals" to "principles"

It was moved by Chuck Storm and seconded by Richard O'Donnell to approve the May 17, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Information Items

Rob Houseman reviewed such. Referencing Kathy Barnard's memo regarding governmental use, dated 5/24/11, he stated the BOS are of the opinion that such is already occurring and the BOS are in support of such.

Kathy Barnard stated David Booth has requested to speak to the Board regarding the update to the Population Chapter of the Master Plan.

Subcommittee Reports

- **TRC**
5/4/11; nonbinding review for 990 Center Street to convert to boat restoration facility.

5/11/11; nonbinding review for 18 North Keewaydin Shore Road, renewal of a SUP for a vacant lot in Foxglove Lane and review for a SUP for Sheepshead Bay (134 Piper Lane); noting the latter application is eligible for TRC however, the applicant was directed to go before the Planning Board due to the history of the application.

- **CIP**
Meetings will begin once all the information has been received and compiled.
- **Master Plan Implementation**
No report.

Natural Resource Protection

Per the Natural Resource Chapter of the Master Plan, Kathy Barnard stated such proposed implementation suggestions and recommended the development of standards to recommend to the BOS for use when considering the disposal of Town owned property. The criteria would be as follows; land consisting of 5 or more acres, land adjacent to Town owned land, land that can be used for a specific municipal purpose, land adjacent to designated open space, waterfront property, land that acts as a buffer between commercial and residential areas or land with wetlands, steep slopes, ponds or streams.

Following discussion, the Board agreed to add the following criteria; land with recreational purpose.

Rob Houseman stated all department heads, Conservation Commission and Planning Board should be given the opportunity to review any Town lands proposed for disposal and make a recommendation as to whether to retain the property and how it should be retained. He stated retained lands should be encumbered by conservation easements, transferred to the Conservation Commission or preserved for future municipal development. He stated he would forward the memo to the Conservation Commission for input.

Standardized Lot Shape

Rob Houseman reviewed his memo, dated 6/3/11; noting he forwarded such to Randy Tetreault, Norway Plains Associates and Jim Rines, White Mountain Survey Co. for review and comment.

Shoreland Protection

The Board tabled discussion of such to 7/19/11.

Center Street Zoning

Center Street Zoning Public Forum scheduled for 6/21/11, 7 PM at the Wolfeboro Inn.

Asset Inventory Management Plan

Rob Houseman stated a committee comprised of Dave Ford, Kathy Barnard, Stacie Jo Pope, Sarah Silk, Linda Murray, Dave Owen and himself are moving forward to collect the base information necessary to establish an Asset Inventory and Asset Management Plan. He stated the committee does not have the technical expertise to tackle the AIAMP.

Jennifer Haskell questioned how the database would be updated and maintained and who would be responsible for such.

Rob Houseman stated baseline information should be created then forwarded to a consultant and such be maintained by a third party.

Richard O'Donnell stated the most critical question is the current physical condition of the assets and everything will be based on that.

Steep Slope / Ridgeline Protection

Steve Buck expressed concern regarding an additional expense to land owners by regulating such.

Jennifer Haskell questioned an overlay district for such.

Following discussion, the Board requested the following & made the following changes;

- Copies of ordinances from other towns
- Section V., subsection A., (page 2); develop measurable standards
- Review steep slope map from the Natural Resource Chapter
- Section II; strike "greater than" & insert "or greater" following "percent"
- Section IV, 1st paragraph; insert ",including driveways," following "uses"

Conservation Subdivision Ordinance Exemption criteria

The Board reviewed the proposed Exemption Criteria for the Conservation Subdivision Ordinance.

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

It was moved by Chuck Storm and seconded by Chris Franson to adjourn the June 7, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:02 PM.

Respectfully Submitted,

Lee Ann Keathley

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