

WOLFEBORO PLANNING BOARD

July 19, 2011

MINUTES

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

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

Staff Present: Rob Houseman, Director of Planning & Development.

Staff Absent: Lee Ann Keathley, Secretary.

Chairman Barnard opened the meeting at 7:00 PM.

PUBLIC HEARING ~ NATURAL RESOURCES CHAPTER, MASTER PLAN

Rob Houseman presented the Natural Resources Chapter of the Master Plan, see attached presentation; noting the full document can be found online and at the library and the presentation this evening reviews the recommendations of the chapter (full presentation presented at the 5/17/11 public forum).

It was moved by Chris Franson and seconded by Chuck Storm to adopt the Natural Resources Chapter, dated March 2011. All members voted in favor. The motion passed.

WORK SESSION

- **Group Homes**

The Board reviewed the information submitted by John Rattigan; noting group homes are allowed by Special Exception however, such would have to meet the criteria and specific groups cannot be singled out (persons with disabilities as defined in the regulations). The Board has the authority to designate zones with specific criteria (such as one zone accommodates for four or more persons and another zone accommodate for three or less persons. Staff will review such with Town Counsel.

Chris Franson stated the Board doesn't have a lot of authority however, Attorney Rattigan recommended a Special Exception process through the ZBA as an option. She stated there are various definitions of household (instead of using the term family). She stated the definition of family seems problematic. She expressed concern regarding potential lawsuits for discrimination.

Stacie Jo Pope stated that all the examples provided to the Board shows how difficult it is to regulate.

Jennifer Haskell stated it would be worthwhile to establish criteria.

Kathy Barnard stated concern centered on the fact the home is not owner occupied.

Jennifer Haskell asked whether family and household have to be defined if the Special Exception process is provided.

Rob Houseman replied no. Referencing Alternative #1, he expressed concern for singling them out from another like category.

Chris Franson questioned how to define Group Home.

Rob Houseman stated the proposed ordinance is Special Exception by right and after addressing the criteria associated with the Special Exception, the applicant will be granted such.

Jennifer Haskell expressed concern if the Board does nothing.

Kathy Barnard questioned a conditional use permit.

Rob Houseman stated the Board could impose such however; the Board doesn't regulate single family residences.

Jennifer Haskell questioned whether Site Plan Review is required.

Rob Houseman replied no, not for the 3 or less category.

Jennifer Haskell stated the Board could entertain a permissive set of criteria for the 3 or less category with a different set of criteria for the 4 or more category so the issue is addressed but, not ignored. She stated the Board could designate zones within the community and recommended the Board establish a purpose clause. She recommended the Board request Attorney Rattigan provide sets of criteria.

- **Master Plan Implementation Matrix**

Referencing such relative to the Board's responsibility, Stacie Jo Pope stated the Board has 9 objectives/goals in progress, 16 ongoing, 4 future and 23 completed; noting a total of 52 Master Plan goals.

- **Financial Securities**

Rob Houseman reviewed his memo, dated 7/14/11, regarding financial securities; noting several securities (bonds or letters of credit) for applications that have expired in which all projects have either been completed and final inspections have been conducted or projects that have expired or did not occur are being held by the Town. He requested the release of the financial securities.

It was moved by Chuck Storm and seconded Stacie Jo Pope to release the financial securities listed on page one and the first two names listed on page two (Balboni & Collden Corp.) as noted in Rob Houseman's memo dated 7/14/11. All members voted in favor. The motion passed.

- **Center Street Zoning**

Rob Houseman stated the data has been compiled and such will be discussed at the September work session; noting the Board will analyze the data and determine the Board's next steps.

- **Steep Slopes**

The Board agreed to proceed with such.

- **Ridgeline Protection**

Referencing the material provided to the Board, Chris Franson stated it is recommended mapping of ridgeline and hillsides as well as a photographic inventory of all view sheds. She recommended a plan of action.

The Board agreed.

- **Shoreland Protection**

The Board tabled such until August 23, 2011; noting no changes in State government has occurred.

It was moved by Chris Franson and seconded by Stacie Jo Pope to adjourn the July 19, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:33 PM.

Respectfully Submitted,

Lee Ann Keathley

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