

WOLFEBORO PLANNING BOARD
August 23, 2011
MINUTES

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

Members Absent: Jennifer Haskell, Member, Fae Moore, Dave Alessandrone, Steve Buck 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

July 12, 2011

Corrections:

Page 1, Subcommittee Reports; strike "relative to the Route 28 Corridor Study"

It was moved by Chuck Storm and seconded by Dave DeVries to approve the July 12, 2011 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

July 19, 2011

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the July 19, 2011 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such.

Public Comment

Referencing the NWAA Annual Meeting, Paul Panaccione, Trask Mountain Road, stated there was a lot of debate regarding establishing an HDC; noting very few members wanted to entertain the idea of such. He stated the majority of the people of the NWAA are opposed to the re-establishment of an HDC due to previous blatant abusive actions by its members. He stated two fatal flaws in the re-establishment of the HDC; once a committee is formed the members cannot be removed and standards that are established can be thrown out by the members. He questioned whether it is possible for the Board to delete the Historic District since the majority of the people do not want the district.

Rob Houseman stated any zoning changes that occur requires a warrant article put forth by either the Board or by petition; noting a public hearing will be held by the Board and the Board would vote to either recommend or not recommend the article.

Beverly Woods, Diamonds Corner, stated she supports statements made by Mr. Panaccione and encouraged the Board to consider dismantling the Historic District.

Subcommittee Reports

- **TRC**
No report.
- **CIP**
All departments have submitted and reviewed their proposals with the Committee. Waiting for punch lists. Expected to present to the Board on 10/4/11.
- **Master Plan Implementation Committee**
No report.

Discussion Item

- **Front Bay Park Project**

Mike Hodder informed the Board of the project at the Front Bay Conservation Area; noting the proposal is for an ADA compliant park including trails. He reviewed the following phasing; summer 2011 includes the field layout of the walking paths, park design and approval and wetlands analysis and DES permitting, fall/winter 2011-2012 includes ground maintenance, invasive species management and ground preparation for construction phase, spring/summer 2012 includes construction of walkways, shelter, small boat portage, seating, design, survey, permit and construct a new parking area and installation of signage and summer 2012 includes formal opening of the park.

Dave DeVries questioned the length of the trail.

Mike Hodder replied 200'. He stated the property consists of 11 acres with 940' of shore frontage. He stated the Town owns the property in fee simple.

Richard O'Donnell questioned the existence of beavers and small boat portage.

Mike Hodder stated there are beavers on site but, not in the beaver pond. He stated the small boat portage would be for canoes and kayaks only.

Richard O'Donnell questioned access for the latter and whether it would be hand carry.

Mike Hodder replied yes.

Stacie Jo Pope confirmed parking would be located off Bay Street.

Chris Franson recommended consideration for a trail guide/walking history.

Mike Hodder stated the signage aspect of the project has not been addressed.

Richard O'Donnell questioned the surface of the parking area.

Rob Houseman stated aggregate surface, porous pavement and stone dust are being considered; noting the van loading area (handicap parking spaces) are required to be striped.

Mike Hodder stated the upper parking area would accommodate for 4-5 vehicles and the lower parking area would accommodate for 2 vans and would be ADA compliant.

Action Items

Kingswood Golf Club

Release of Financial Security

Case #200841

It was moved by Dave DeVries and seconded by Richard O'Donnell to grant the release of financial security for Kingswood Golf Club, Case #200841, in the amount of \$52,988.15.00, based on the recommendations of the Town's consulting engineer, HE Bergeron. All members voted in favor. The motion passed.

Work Session

- **HDC**

Chris Franson stated the Board tabled review of the re-establishment of an HDC until following the NWAA Annual Meeting in August 2011. She stated she attended the meeting and it was clear the NWAA did not want to make a stand; noting there was a strong contingent who wanted neighborhood design to review architectural styles. She stated a Heritage Commission or a change in the process so the Planning Board would oversee the Committee (rather than the BOS) was recommended. She stated there is no current control over what can be built since the abolishment of the HDC.

Dave DeVries stated he understands the concerns however, is opposed to a commission being established.

Stacie Jo Pope stated the Town cannot have a district that cannot be enforced.

Rob Houseman stated according to statute, to abolish the district requires a petition of 25 registered voters and the HDC to hold two public hearings. He stated he would seek Town Counsel opinion to see if there is an alternative. He recommended a public forum to include input from the NWAA, Conservation Commission and Historical Society.

Chris Franson recommended establishing a subcommittee to further review the issue.

Board consensus to table and discuss a public forum for such.

- **Master Plan Implementation Matrix**

Rob Houseman stated the revised matrix has been forwarded to the BOS.

- **Center Street Zoning**

Rob Houseman reviewed the matrix results from the forum.

Richard O'Donnell expressed concern for engine brake noise on steep grades on the gateways and questioned how to regulate such.

Dave DeVries stated a lot of towns have ordinances related to such.

Rob Houseman stated an Engine/Exhaust Brake Ordinance is adopted by the BOS and enforced by the Police Department.

Following discussion the Board agreed to the following;

- Review district boundaries

- **Steep Slopes**

It was moved by Stacie Jo Pope and seconded by Chris Franson to move Steep Slope Protection Ordinance to public hearing. All members voted in favor. The motion passed.

- **Visual Resource Protection District**

Following review of such, the Board agreed to the following;

- View shed inventory/Identify view sheds that currently exist
- Review map with inventory of view sheds that currently exist

- **Shoreland Protection Ordinance**

Rob Houseman stated HB2 changes the Comprehensive Shoreland Protection Act to the Shoreland Water Quality Protection Act (SWQPA). He stated the draft ordinance mirrors the pre-July CSPA and is awaiting Town Counsel opinion as to whether the Town can be more restrictive.

- **Lot Size Averaging**

Rob Houseman reviewed Jim Rines and Randy Tetreault's opinions regarding such.

Richard O'Donnell stated the natural features of a property such as stonewalls makes the division of the property more logical.

Following further discussion, the Board agreed to the following;

- Review change in multiplier
- Review impact of increasing the form factor to a higher number

- **Group Homes**

The Board reviewed Alternative #1 relative to such and reviewed both the State and Federal standards.

Following discussion, the Board agreed to the following;

- Establish Special Exception provision
- Input definition in ordinance to allow in all residential districts

It was moved by Chris Franson and seconded by Dave DeVries to adjourn the August 23, 2011 Wolfeboro Planning Board meeting. All members voted in favor.

Planning Board meetings scheduled for August 2 and 9, 2011 have been cancelled and rescheduled for

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

Respectfully Submitted,
Lee Ann Keathley
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