

WOLFEBORO PLANNING BOARD
November 20, 2012
MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chuck Storm, Selectmen's Representative, Chris Franson, John Thurston, Vaune Dugan, Members, Dave Alessandroni, Alternate.

Members Absent: Dave DeVries, Member, Fae Moore, Alternate.

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

Chairman Barnard opened the meeting at 7:01 PM at the Wolfeboro Public Library.

Work Session

➤ **RSA 674:41; Lots With No Frontage On A Private Way Not Shown On A Planning Board Approved Subdivision**

Kathy Barnard stated the ZBA met on 11/19/12. She stated Mike Hodder submitted a slightly different version of the Planning Board's proposal and noted the ZBA voted to adopt Mr. Hodder's ideas with a couple of minor changes and additions. She recommended the Board proceed with caution since the proposed ordinance overrides the State's ordinance. She reviewed the proposal adopted by the ZBA and noted the following concerns from the Board; ZBA requested more of a mechanism to address rear lots, ability to address safety issues and ensure protection for future lot owners (deeded right-of-way), limit length of access to either 500' or 800' and include only single family dwellings and agricultural use. She stated Suzanne Ryan does not feel the proposal is consistent with the Master Plan including the Natural Resources Plan. She stated that whatever the Planning Board proposes, such should be consistent with the zoning ordinance. She stated Mike Hodder requested each application be reviewed by the Conservation Commission and Steve McGuire requested the right-of-way be specified on a plan and recorded. She stated the ZBA also discussed fire code requirements.

Rob Houseman stated the ZBA believe that large remote lots should be excluded.

Chris Franson expressed concern regarding excluding specific areas of town.

The Board discussed issues related to a recorded deeded right-of-way.

Stacie Jo Pope verified that despite having an easement on a property the land owner has the right to relocate the right-of-way.

Vaune Dugan stated a deeded right-of-way does not protect future property owners or the location of the right-of-way.

Dave Alessandroni stated he doesn't see the value in recording a plan if the owner has the right to relocate the right-of-way.

Rob Houseman stated the ZBA is requesting an easement in a fixed location in perpetuity. He stated the length of the driveway issue merits discussion and noted the Town does not mandate driveways to be plowed. Therefore, he stated, concern for safety access should be a concern regardless of the length of the driveway.

Chris Franson expressed concern for fragmentation as a result of driveway length.

Vaune Dugan stated fragmentation relates to the subdivision of land.

Rob Houseman reviewed the map of fragmented lands and noted that currently, major highway corridors are depicted as the fragmentation.

Chris Franson asked the rationale for excluding certain areas.

Kathy Barnard stated some shore front lots are excluded because they don't meet lot size requirements.

Rob Houseman reviewed 175:55 Nonconforming Lots and noted that as the proposal is currently written, substandard lots are excluded.

Vaune Dugan expressed concern for property rights.

Roger Murray stated that if the location is defined, the right-of-way cannot be moved.

Rob Houseman stated he does not know what the threshold trigger for Fire Department review and recommended requesting Tom Zotti to draft a regulation. He stated the Town's approach is on a case by case basis.

Chris Franson stated she is in favor of the Planning Board's language "endorse and record" rather than the recommendation of the ZBA to change it to read "endorse".

Following further discussion, the Board recommended the following;

- Combine the Planning Board and Mike Hodder's documents
- Retrieve information from Tom Zotti, Fire Department
- Table discussion of length until following receipt of information from the fire department
- ZBA proposal, #3; add "deeded plan recorded at the Carroll County Registry of Deeds"

➤ **Demolition Delay Ordinance**

John Thurston stated he believes it is the burden of the Town to prove whether a building is historic and not the burden of the homeowner.

The Board agreed to table discussion of such until the 12/18/12 work session.

➤ **Lot Coverage**

Stacie Jo Pope stated lot coverage should include driveways.

Vaune Dugan stated the percentage should be appropriate to the lot size and coverage and determine what is reasonable.

The Board analyzed lots at 40%.

Following further discussion, the Board recommended the following;

- Lots under ¼ acre change to 40%
- Include impervious surfaces
- Add impervious surface to definition section with ¼ acre provision
- Change definition of lot coverage town wide

The Board tabled the following for further review and discussion:

- Incentive for all zones; 15% of permitted lot coverage
- Further review 40% lot coverage for Center Street Zoning District

It was moved by Chris Franson and seconded by John Thurston to adjourn the November 20, 2012 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:29 PM.

Respectfully Submitted,

Lee Ann Keathley

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