

**WOLFEBORO PLANNING BOARD**  
**December 18, 2012**  
**MINUTES**

**Members Present:** Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chris Franson, John Thurston, Vaune Dugan, Members.

**Members Absent:** Chuck Storm, Selectmen's Representative, Dave DeVries, Member, Fae Moore, Dave Alessandrone, 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.*

**Action Item**

**Eastern Lakes Region Housing Coalition  
Release of Financial Security  
Case #201009**

*Kathy Barnard recused herself.*

Rob Houseman stated a balance of \$124,317.03 remains in escrow; noting the applicant has requested a release of such.

**It was moved by Chris Franson and seconded by Stacie Jo Pope to release the financial security in the amount of \$124,317.03 for Eastern Lakes Region Housing Coalition. All members voted in favor. The motion passed.**

**Public Hearings**

➤ **Commercial Change of Use**

Rob Houseman reviewed the zoning changes for Commercial Change of Use, see attached.

Kathy Barnard stated such was put in place for the Central Business District several years ago.

*Chairman Barnard opened the public hearing.*

*There being no questions or comments, Chairman Barnard closed the public hearing.*

**It was moved by John Thurston and seconded by Stacie Jo Pope to move Commercial Change of Use to 2013 Town Warrant. All members voted in favor. The motion passed.**

➤ **New Definitions for Lot Coverage & Impervious Surface, Percent Coverage for Lots Equal to or Smaller than 0.25 Acres**

Rob Houseman reviewed the zoning changes for new definitions of Lot Coverage and Impervious Surface and percent coverage for lots equal to or smaller than 0.25 acres, see attached.

Kathy Barnard stated the proposal is consistent with the Master Plan and reviewed the goals and objectives of the Master Plan.

*Chairman Barnard opened the public hearing.*

Richard Maase, Moose Point Road, asked how the new definition of impervious surface applies to coverage. He verified that pervious asphalt would not include impervious surface.

Rob Houseman reviewed examples of existing and proposed lot coverage for various zoning districts.

Richard Maase stated he has no issues with the proposal however, under the current definitions, he stated the Board may want to think of actual coverage permitted in zones are adequate. He stated from a zoning point of view, he questioned whether having one simple definition of coverage is adequate and questioned whether other definitions of impervious surface such as effective, total and disconnected impervious surface, should be considered. He recommended a limitation on the total impervious surface and more refined definitions.

Vaune Dugan stated the Board is trying to incrementally improve zoning. She stated the proposed definitions will not allow more than 30% impervious surface.

Chris Franson stated the proposal is the result of a recommendation from the Lake Wentworth Crescent Lake Watershed Management Plan.

John Thurston stated the Board reviewed definitions from other towns.

Rob Houseman stated if changes to the Route 28 corridor are proposed in the future, the Board could propose a percent coverage by a new definition with a maximum coverage.

*There being no further questions or comments, Chairman Barnard closed the public hearing.*

**It was moved by John Thurston and seconded by Stacie Jo Pope to move New Definitions for Lot Coverage & Impervious Surface, Percent Coverage for Lots Equal to or Smaller than 0.25 Acres to 2013 Town Warrant. All members voted in favor. The motion passed.**

**Work Session**

➤ **RSA 674:41**

Following further discussion, the Board recommended the following;

- Page 1, 3<sup>rd</sup> paragraph; insert "zoning" before "district"
- Page 2, #'s 5 & 6; add "at the Carroll County Registry of Deeds" following "recorded"
- Staff to plot a map

The Board agreed to hold a public forum with an invitation to the ZBA; noting the Chairman of the ZBA will sit at the table with the Planning Board.

➤ **Demolition Delay Ordinance**

Following discussion, the Board agreed to develop a refined list of properties prior to developing a Demolition Delay Ordinance; noting Staff will determine whether the list can be developed in house.

The Board agreed to table discussion of such.

➤ **Historic Buildings Voluntary Guidelines**

The Board discussed voluntary review guidelines versus mandatory review guidelines and reviewed standards in various zoning districts.

Following further discussion, the Board recommended the following;

- Review resources to develop a list
- Develop a list of historic buildings
- Review incentives
- Include Purpose Statement

**It was moved by Chris Franson and seconded by John Thurston to adjourn the December 18, 2012 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 8:45 PM.*

Respectfully Submitted,  
*Lee Ann Keathley*  
Lee Ann Keathley

**Planning Board Agenda**  
**Wolfeboro Public Library**  
**Tuesday, December 18, 2012**  
**7:00 PM**

**Public Hearing**

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**To all commercial districts:**

Conversion of a permitted use to another permitted use and no changes to the exterior of the building or parking is required.<sup>1</sup>

*<sup>1</sup> The use shall require a change of use permit and compliance with all applicable building and life safety codes.*

***Applies to all residential districts except Shorefront Residential Coverage***

- Percent coverage: XX,

***Lots equal to or smaller than 0.25 acres: 40%***

**New Definitions:**

*Impervious surface means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways unless designed to effectively absorb or infiltrate water. (RSA 483-B:4, VII-b.)*

*Lot Coverage – The percent of the total lot area which may be covered by all impervious surfaces, including but not limited to structures, sidewalks, parking areas, roads and driveways, excluding travel-ways/right-of-ways for access to other lots.*