

WOLFEBORO PLANNING BOARD
February 14, 2012
MINUTES

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

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

Staff Present: Lee Ann Keathley, Secretary.

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

*Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Public Library.
Chairman Barnard appointed Dave Alessandroni, Alternate, to sit in for Dave DeVries, Member.*

Consideration of Minutes

January 3, 2012

Corrections: Page 10, Work Session, 3rd paragraph; strike "at" and replace with "of"

It was moved by Chris Franson and seconded by Stacie Jo Pope to approve the January 3, 2012 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

January 17, 2012

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the January 17, 2012 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

Informational Items

Kathy Barnard reviewed such.

Public Comment

None.

Subcommittee Reports

None.

Scheduled Appointments

Christopher & Nancy Runnals

Subdivision

Tax Map #143-12

Case #201119

Chairman Barnard stated the Christopher & Nancy Runnals application has been withdrawn by the applicant; noting the applicant is submitting an application to the ZBA prior to submittal to the Planning Board.

It was moved by Chris Franson and seconded by Stacie Jo Pope to accept the request by the applicant to withdraw the Christopher and Nancy Runnals Subdivision application, Case #201119; noting the applicant is submitting an application to the ZBA to seek a Variance. All members voted in favor. The motion passed.

**KW Acres Investments, LLC
Subdivision of Condominium Units / Condominium Amendment
Agent: Randy Walker
Tax Map #232-30, 10 & 11
Case #201202**

Randy Walker reviewed the Planner Review for February 14, 2012, prepared by Rob Houseman, noting the following chronology;

2008: condominium conversion of cottage colony known as Kingswood Acres.

2009: Special Exception for 25% expansion of Unit 10 based on the use of the expansion rights of Units 10 & 11.

2010: condominium/subdivision amendment merging Units 10 & 11, based on a P&S Agreement for Unit 11 to the owners of Unit 10 with the condition to merge the units and then add an outlying unit, thus acquiring water access rights for the new unit without increasing the total number of units accessing Crescent Lake.

Randy Walker stated the applicant has requested the Board undo the March 2010 approval that merged Units 10 & 11, amend the footprint of Unit 10 to reflect the ZBA approved 25% expansion of Unit 10 and the elimination of Unit of the rights to expand Unit 11, provide as-built drawings of the revised footprint and eliminate the access rights to the 2010 Unit 11 by changing condominium boundaries to exclude Tax Map 232, Lot 36. He stated the condominium documents never changed because the sale was never completed and requested to maintain the 2009 approval for 25% expansion.

It was moved by Jennifer Haskell and seconded by Chris Franson to accept the application as complete. All members voted in favor. The motion passed.

Chairman Barnard opened the public hearing.

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

Kathy Barnard reviewed the following recommended conditions of approval:

1. The following plans, as amended to the date of approval, are hereby incorporated into this approval;
Plan 1: Condominium Site Plan Amendment for Unit 10 & 11 of Kingswood Acres Condominium Prepared for K.W. Acres Investment, LLC, South Main Street, Plan prepared by Ronald Remick, LLS, White Mountain Survey Co., Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated February 8, 2010.
Plan 2: As-Built Floor Plan Amendment for Unit 10 & 11 of Kingswood Acres Condominium Prepared for K.W. Acres Investment, LLC, South Main Street, Plan prepared by Ronald Remick, LLS, White Mountain Survey Co., Inc., PO Box 440, Ossipee, New Hampshire 03864, Dated February 8, 2010.
2. The applicant shall submit Mylar plans for recording at the Carroll County Registry of Deeds.
3. Other than as set forth in the 2009 ZBA Special Exception approval, Case #13-SE-09, Units 10 and 11 expansion rights are now extinguished.
4. Tax Map 232-26 shall remain a separate lot of record.
5. The Condominium Documents shall remain as approved in 2008, as amended.
6. The applicant shall be responsible for all recording fees.

It was moved by Stacie Jo Pope and seconded by Jennifer Haskell to approve the KW Acres Investments, LLC Subdivision/Condominium Amendment, Case #201202, subject to the recommended conditions of approval. The motion passed.

Work Session

- **2012 Work Program**

The Board reviewed Rob Houseman's memo and agreed to the following 2012 Work Program;

- Create a Municipal Facilities Plan
- Update commercial zones – Center Street
- Update Master Plan Population Chapter
- Implement recommendations of the Natural Resources Plan
- Adopt National Flood Insurance standards for Subdivision & Site Plan Review Regulations
- Shorefront Residential Ordinance (to address concerns of residents)
- Ridge tops/Viewsheds
- Designation of Scenic Roads
- Forestry
- Architectural Standards
- Landscaping for large scale buildings

The Board discussed reviving the HDC and agreed to continue to review the matter.

Chris Franson informed the Board she, Stacie Jo Pope and Kathy Barnard attended the Conservation Commission meeting the evening prior; noting representatives from UNH Cooperative Extension reviewed the Taking Action for Wildlife program.

It was moved by Chuck Storm and seconded by Jennifer Haskell to adjourn the February 14, 2012 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 7:59 PM.

Respectfully Submitted,

Lee Ann Keathley

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