

WOLFEBORO PLANNING BOARD

March 6, 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.

Work Session

- **Executive Summary, Bicycling and Walking: Transportation Choices for New Hampshire's Lakes Region**

Rob Houseman stated it is his opinion that the report does not do a fair job outlining the obligations of both the bicyclists and motorists; noting the necessity to educate both. He stated an outreach component is missing from the report. He requested any comments be forwarded to him.

- **GIS Demonstration**

Rob Houseman stated the Town changed service providers to Cartographic Associates with regard to the GIS system and performed a demonstration of the system.

- **RV Parking/Camping**

Rob Houseman referenced emails from Chas Pearson, dated 5/12/09, 3/20/11 & 2/13/12, to the Wolfeboro Area Chamber of Commerce, regarding RV parking in Wolfeboro from October - April. Rob Houseman stated both the Chamber of Commerce and the Planning Board previously took the position that camping in a parking lot would negatively impact the hospitality / lodging industry and is inconsistent with Town zoning. He stated he has confirmed with Mary DeVries that the Chamber of Commerce's position remains the same.

Chris Franson stated she feels it is dangerous and inappropriate to allow for onsite parking with people sleeping in vehicles. She also questioned the enforcement of such; noting other options are available.

Jen Haskell stated the request would seem contrary to the Master Plan.

Following further discussion, the Board agreed that their position remains the same as well.

Rob Houseman stated he would prepare a memo.

- **Center Street / Route 28 Mixed Use Business District**

Kathy Barnard stated the consultants for the Lake Wentworth/Crescent Lake Watershed Management Plan have not provided comments to the proposed zoning changes.

Rob Houseman reviewed the zoning map for Center Street and district boundaries.

The Board reviewed setbacks and further discussed the proposal and recommended the following;

- Page 1, rewrite Paragraph A
- Page 2; provide a minimum and maximum setback; determined 50' setback from rail trail
- Page 2, Permitted Uses; strike "M"
- Page 2, Permitted Uses; move letters B & C from the Special Exception Uses to Permitted Uses
- Page 3, Special Exception Uses; delete letters B & C
- Page 3, Special Exception Uses; change language of letter D to read as follows; "Retail with a maximum of 9,000 square feet"
- Leave in the 1812 House in the proposed zoning district
- Remove the Pollini property (corner of Routes 109 & 28) and the residential house on Allen Road from the proposed zoning district
- Address parking (review/use language in the Bay Street Limited Business District)
- Address Architectural Design Review Guidelines (use current guidelines)
- Review existing landscaping requirements relative to the proposed changes (view from pathway and the gateway)
- Review previous minutes regarding changes to Permitted Uses and Special Exception Uses

- **Shorefront Residential Ordinance**

Rob Houseman stated in the spring of 2011 the Board was aware of potential revisions to the Comprehensive Shoreland Protection Act; noting the changes appeared intentionally hidden on page 156 of HB2. He stated the Board viewed the changes as a gutting of the act therefore, proposed the ordinance. He stated he and Kathy Barnard met with Paul Montrone, a proponent of HB2, since the Board forwarded the proposed ordinance to Town Warrant and as a result of the meeting, he recommends the Board further review the ordinance and refine such.

It was moved by Chris Franson and seconded by Jennifer Haskell to adjourn the March 6, 2012 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:55 PM.

Respectfully Submitted,
Lee Ann Keathley
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