

WOLFEBORO PLANNING BOARD

April 3, 2012

MINUTES

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

Members Absent: Vaune Dugan, Dave DeVries, Members, Fae Moore, Steve Buck, Dave Alessandroni, Alternates.

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

Chairman Barnard opened the meeting at 7:02 PM at the Wolfeboro Public Library.

Consideration of Minutes

February 14, 2012

It was moved by Chris Franson and seconded by Chuck Storm to approve the February 14, 2012 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

March 6, 2012

Corrections:

Page 1, Strike Rob Houseman as absent

Page 1, 4th paragraph; strike "dangerous"

Include in the minutes "The Board thanked Jennifer Haskell and Richard O'Donnell for their service on the Board."

It was moved by Chuck Storm and seconded by Stacie Jo Pope to approve the March 6, 2012 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such.

****The Board cancelled the April 17, 2012 meeting.****

Public Comment

None.

Subcommittee Reports

TRC

3/7/12; reviewed and approved (with conditions) a Special Use Permit application for the installation of a replacement septic system located on 6 South Hodges Shore Road; noting an abutter raised concerns regarding runoff onto abutting properties.

Action Items

- Appointment of Chairman & Vice-Chairman

It was moved by Chris Franson and seconded by Chuck Storm to appoint Kathy Barnard as Chairman of the Wolfeboro Planning Board and Stacie Jo Pope as Vice-Chairman of the Wolfeboro Planning Board. All members voted in favor. The motion passed.

- Paul H. Wirzburger
Lot Merger
285 South Main Street
Tax Map #231-80 & 81

It was moved by Chuck Storm and seconded by Chris Franson to approve the Paul H. Wirzburger Lot Merger application, Tax Map #231-80 & 81. All members voted in favor. The motion passed.

Work Session

- Improvements to Depot Square and Railroad Avenue

Rob Houseman reviewed the proposed improvements to Depot Square and Railroad Avenue; bumpouts, ADA accessible parking, striping, curbing, correcting existing deficiencies, signage, planters, benches, sidewalk improvements, landscaping, covered seating, bus stop/Molley the Trolley loading area. He stated the improvements will address requirements by the Department of Justice in addition to improve safety and soften the large mass of pavement in those areas. He stated the project is currently underway and is expected to be completed prior to summer.

John Thurston questioned whether the landscaping would include large shade trees.

Rob Houseman replied yes; noting input was received from Kirk Titus, Tree Warden.

Kathy Barnard questioned whether the merchants are aware of the project.

Rob Houseman stated Dave Ford has been meeting with the merchants and owners.

John Thurston questioned whether additional trees along sidewalk areas for shading have been considered.

Rob Houseman stated they large concrete planters to accommodate shading have been reviewed and investigated. He stated he would discuss additional landscaping with Dave Ford. He reviewed the Way Finding signage; noting the budget for such was cut 50% by the Budget Committee. He stated the Town has entered into an agreement with a local contractor to develop seasonally driven signage (banner) and uniform parking signs to include duration of parking. He stated a flat mount generalized map with symbols and numbers in front of the Chamber of Commerce and on the white stockade fence at Dockside.

Referencing drainage improvements, John Thurston asked what is being done to mitigate the street salt and avoid such going into the lake.

Rob Houseman noted the Town is using less salt now than in the past. He stated the Town is going to test two devices for a period of one year; sand silt bag that is placed in the catch basins and a cartridge filter system (inserts that capture phosphorus).

- **Subdivision & Site Plan Review Regulations Public Hearing**

The Board scheduled the public hearings for such related to changes to the National Flood Insurance Program for 5/1/12; noting such affects the Flood Plain Insurance Regulations.

- **Town Hall Clock Restoration Grant**

A grant application (Moose Plate Grant) in the amount of \$10,000 is being filed through a partnership of the Town and the Friends of Town Hall for the restoration of the Town Hall clock. As part of the application process, the Planning Board, EDC and BOS have been requested to write a letter of support.

Board consensus to support the grant application and write a letter of support for such.

- **Natural Resource Chapter Recommendations**

Chris Franson stated the recommendations were reviewed and some items were delegated to other Boards/Commissions and reviewed the following to be addressed by the Planning Board;

- Development on Class VI roads or development on lots without frontage
- View sheds & development on ridgelines; preservation of such
- Mapping of wetlands, review vernal pools
- Wildlife habitat
- Water quality
- Unfragmented parcels for wildlife or prevent premature and scattered development
- Address role of Planning Board in regard to Town owned forests, logging/timbering, forest management plans, best management practices

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

The Board reviewed the revisions to the proposed zoning changes and recommended the following;

- Page 2; provide a minimum and maximum setback; determined 50' setback from rail trail
- Request Vaune Dugan to review architectural standards
- Include relief mechanisms or standards to address parking
- Request feedback from the consultants of the Lake Wentworth/Crescent Lake Watershed Management Plan for the 5/1/12 meeting

- **Shorefront Residential Ordinance**

Kathy Barnard stated she and Rob Houseman met with Paul Montrone regarding such and recommended the Board form a subcommittee to further review issues; members to include Planning Board representation, Paul Montrone, two additional waterfront property owners, one member of the Lake Wentworth Association and one member of the Conservation Commission.

John Thurston volunteered to serve on the subcommittee.

It was moved by Chris Franson and seconded by Chuck Storm to adjourn the April 3, 2012 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:51 PM.

Respectfully Submitted,

Lee Ann Keathley

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