

# WOLFEBORO PLANNING BOARD

May 15, 2012

## MINUTES

**Members Present:** Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, David Bowers, Selectmen's Representative, Chris Franson, Vaune Dugan, Members.

**Members Absent:** John Thurston, Dave DeVries, Members, Fae Moore, Dave Alessandroni, 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.*

### **Work Session**

- **Natural Resource Chapter / Taking Action for Wildlife Work Plan**

Chris Franson stated based on the Natural Resources Inventory Plan, UNH representatives worked on a Wildlife Action Plan for the Conservation Commission and recommended the Commission and the Planning Board develop priority areas for protection. She stated the representatives recommended review of Deerfield, Belmont and New Durham Zoning Ordinances and regulations relative to potential zoning changes. She stated preliminary areas were defined at the Conservation Commission's meeting the evening prior.

Mike Hodder stated Amanda Stone, UNH Co-operative Extension, is trying to have individual towns throughout the State establish particular areas for protection. He noted the following preliminary areas designated in Wolfeboro; Upper Beech Pond Road watershed, 19 Mile Brook, Sargents Pond, Hersey Brook, Willey Brook, Batson Pond, North Wolfeboro watershed including White Face Mountain, Ryefield Brook, Heath Brook and Warren Brook.

Kathy Barnard noted there are specific recommendations in the Natural Resources Plan to work with the Commission and BOS to establish wildlife corridors, manage development and recommend zoning changes to include language relative to such. She stated the discussion will be continued at the next Conservation Commission meeting scheduled for 6/11/12, 6:30 PM at the Library.

Mike Hodder stated that in regard to the implementation approach, there needs to be evidence of animal and vegetable species that are threatened and rare to justify protection.

Stacie Jo Pope asked if suggestions were provided as to how to determine what species exist in the protection areas.

Kathy Barnard stated public outreach and inquiry to property owners was discussed; noting mailings would be targeted to property owners within the designated priority areas.

Chris Franson stated the group discussed attending homeowner association meetings as well.

Mike Hodder recommended targeting unfragmented lands; to maintain such due to existing wildlife corridors. He also recommended the creation of an overlay district. He stated he is unsure as to how to develop an ordinance that addresses the issues in a blanket form.

Rob Houseman stated the State's Natural Heritage Bureau identifies endangered and rare species (flora and fauna) however, the specific location of such is not provided. He recommended using an agreed upon language for the definition of terms. He discussed tax code structure and a landowner's reasonable rights of use.

- **Master Plan Implementation**

Referencing the Master Plan Implementation Matrix, Stacie Jo Pope stated the Board has completed 24 goals/objectives, 6 are in progress, 9 are labeled future, and 17 remain ongoing. She stated 52 tasks/goals are assigned to the Planning Board, not including the recommendations of the Natural Resource Chapter.

- **2012 Work Program**

The Board agreed to the following work program; update Center Street commercial zoning, update the Master Plan Population Chapter (David Booth to submit such), implement recommendations of the Natural Resources Chapter, revisit Shorefront Residential Ordinance, address conflict between Section 175-51 (Shoreline Timber Cutting) and 175-62 to 175-67 (Shorefront Residential District), update Site Plan Review and Subdivision Regulations requiring compliance with the standards of the Hazard Mitigation Plan, revisions to 175-192 et al to determine if the Board wishes to consider reviving the HDC, scenic roads, view sheds, remove TRC review from commercial zones (exempting change of use within a building if there are no proposed changes to parking or the exterior of the building), architectural standards for large scale development and provide guidance to the ZBA relative to back lots/lots without frontage (frontage in compliance with 674:41).

Referencing the Historic District Commission, Vaune Dugan stated the issue should not be abandoned rather, options should be considered.

The Board agreed.

Referencing the conflict between Shoreline Timber Cutting (175-51) and Shorefront Residential District, Rob Houseman recommended eliminating Section 175-51 completely and as part of the review/revisions to the Shoreland Protection Ordinance ensures that the standards of timber harvesting are addressed.

Chris Franson recommended extreme storm damage (tornado) be considered as an exemption or exception from the ordinance.

Rob Houseman stated the State addresses such in addition to specifying how the storm damage is cleared.

Referencing Hazard Mitigation, Chris Franson questioned whether such includes steep driveways.

Rob Houseman replied no.

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

The Board reviewed the towns Hanover, NH and Salisbury, CT, “build to” lines and traffic noise with regard to existing sites. The Board agreed to engage with the State in regard to changing the speed limit (speed reduction) along the corridor.

**It was moved by Stacie Jo Pope and seconded by Chris Franson to adjourn the May 15, 2012 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 9:12 PM.*

Respectfully Submitted,

*Lee Ann Keathley*

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