

WOLFEBORO PLANNING BOARD

June 5, 2012

MINUTES

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

Members Absent: Chuck Storm, Selectmen's Representative, Dave DeVries, Member, 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.

Consideration of Minutes

May 1, 2012

Corrections:

Page 2, 1st paragraph; change "warranted" to "unwarranted"

Page 4, 4th paragraph; 3rd line; change "a 23 addition of acreage" to "23 additional acres" & change "0.02 addition of acreage" to "0.02 additional acres"

Page 5, RSA 674:41, 3rd paragraph; strike "verified" & "would" & replace with "said" and "should"

It was moved by Stacie Jo Pope and seconded by Chris Franson to approve the May 1, 2012 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

May 15, 2012

Corrections:

Page 1, Members Absent; add "Chuck Storm, Selectmen's Representative"

It was moved by Chris Franson and seconded by Vaune Dugan to approve the May 15, 2012 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed.

Informational Items

Rob Houseman reviewed such. Referencing way finding signage, he stated two kiosk units have been delivered and will be located at Dockside and the Railroad Station. In addition, he stated two additional units have been ordered and will be located at the Town parking lot behind Harvest Market and at the Glendon Street parking lot. He stated an inventory of businesses is needed since all the businesses are not members of the Chamber of Commerce. He stated unified signage for parking, boat launches, information and restrooms has also been delivered and will be installed next week. He stated Terry Harriman produced the signs and White Mountain Survey Co. produced the maps.

Kathy Barnard informed the Board of the Harriman Hill Ribbon Cutting Ceremony on 6/25/12 at noon.

Public Comment

None.

Subcommittee Reports

TRC

5/2/12; Special Use Permit approved for replacement septic system at 43 Governor Shores Road

CIP

A memo to department heads and Boards/Committees has been distributed and request for submittal is 6/22/12.

Master Plan Implementation

An update by departments and Boards/Committees has been requested and request for submittal is 6/8/12. First meeting scheduled for 6/21/12.

Shoreland Protection Ordinance

First meeting held on 6/4/12; need for further review of ordinance specifically in regard to impervious surface and performance standards. Next meeting scheduled for 7/23.

Action Item

Wolfeboro Congregation of Jehovah's Witnesses

Release of Financial Security

TM #268-5

Rob Houseman stated the landscaping is not fully established and until an inspection occurs that deems that such is established, he would not recommend the Board consider the release of financial security. He stated he would perform the final inspection and at that time the applicant would resubmit their request.

Work Session

A. 2012 Work Plan

The Board reviewed the following work plan; the work plan also includes providing guidance to the ZBA relative to lots needing relief from RSA 674:41 Erection of Buildings on Streets; Appeals and address conflict between 175-51 (Shoreline Timber Cutting) and 175-62 through 67 (Shorefront Residential District).

➤ **Hazard Mitigation Plan; update Site Plan Review & Subdivision Regulations requiring compliance with such**

Rob Houseman stated he has requested boiler plate language from the consultant relative to such for review by the Board.

➤ **Update Master Plan Population Chapter**

Partially completed by David Booth in 2011 based on census information; further update to be completed by David Booth and Rob Houseman.

➤ **Visual Resource Protection District**

Chris Franson questioned whether the purpose statement should include historical resources. She questioned whether the Board is interested in developing such an ordinance or addressing ridge top development; noting the Master Plan speaks to such. She questioned the areas in town susceptible to ridge top development and questioned how to quantify view and how much distance should be protected.

Rob Houseman stated the ordinance attempts to balance individual's rights and create reasonable use with regard to ridgeline. He reviewed the scenic views map and stated that if the Board feels it's a value to undertake, the Board should determine the scope and limits of such and identify areas of protection.

David Bowers questioned enforcement of such; noting it is difficult to define.

The Board agreed to the following;

- Review development of ridge tops/develop an ordinance related to such
- Develop visual resource inventory
- Table Visual Resource Protection District until following further review of ridge top development and visual resource inventory

➤ **Revisions to 175-192 et al ~ consider options re: HDC**

Rob Houseman stated the ordinance is currently unenforced because the Historic District Commission is needed to disband the ordinance. He stated Town Counsel is of the opinion the BOS could act as the HDC and hold a public hearing for the purposes of removing the districts. He stated if the districts are removed, the underlying zoning districts remain in effect.

Chris Franson stated she would attend the North Wolfeboro Area Association Annual Meeting. She recommended action taken by the Board include the Historic Society as a resource (plaques for certain houses).

Vaune Dugan recommended the Board request the BOS to move forward with the removal of the districts. She expressed reluctance to looking at other Historic Districts within the Town. She also recommended removing the language from the Master Plan and address the issue in general (such as providing a list from the Historic Register).

Kathy Barnard questioned whether the ordinance could be advisory.

Rob Houseman stated a Heritage Commission could be established however, the Commission can be empowered to go beyond advisory if the community wills it. He recommended tabling the issue until following the NWAA Annual Meeting and receipt of feedback from such and following such, forward a letter to the BOS outlining the feedback and options for course of action.

The Board reviewed the existing language of the ordinance and recommended the following;

- Table until following receipt of feedback from the NWAA Annual Meeting
- Remove mandatory language in ordinance and replace with advisory language
- Ordinance become guidelines for historic properties throughout the Town; use existing properties on the Historic Register

➤ **Remove TRC review requirement for changes to commercial uses in all commercial districts**

Rob Houseman stated such has been done for the Central Business District and Wolfeboro Falls Limited Business District; noting the need to insert the change into the South Wolfeboro Limited Business District, Pine Hill Road Development District, Bay Street Limited Business District and the C2 District.

➤ **Develop architectural standards for large scale development**

The Board agreed to review the existing architectural guidelines.

B. Natural Resources Chapter Implementation Matrix

The Board reviewed the Natural Resources Chapter Implementation Matrix and made the following changes;

- Page 2, Strategy #3; mark as “on Going”
- Page 2, Strategy #'s 4 & 5; mark as “Completed”
- Page 2, Strategy #'s 9 & 10; assign to the Conservation Commission
- Page 2, Strategy #11; assign to the Planning Board & mark as “On Going”
- Page 3, Strategy #11; mark as “In Progress” & table until reviewed by the Conservation Commission

C. Center Street / Route 28 Mixed Use Business District

The Board tabled further discussion of such until receipt of the final draft by the consultants of the Lake Wentworth Crescent Lake Watershed Management Study.

It was moved by Chris Franson and seconded by John Thurston to adjourn the June 5, 2012 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:08 PM.

Respectfully Submitted,

Lee Ann Keathley

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