

**WOLFEBORO PLANNING BOARD**  
**September 18, 2012**  
**MINUTES**

**Members Present:** Kathy Barnard, Chairman, Chuck Storm, Selectmen's Representative, Chris Franson, John Thurston, Vaune Dugan, Members.

**Members Absent:** Stacie Jo Pope, Vice-Chairman, 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 7:02 PM at the Wolfeboro Public Library.*

**Work Session**

**A. 2012 Work Plan**

➤ **RSA 674:41 Option; Lots With No Frontage On A Private Way Not Shown On A Planning Board Approved Subdivision**

Kathy Barnard stated such was forwarded to the ZBA for review and comment; noting the ZBA received the document for their 9/10/12 meeting and is scheduled to discuss the proposal at their next meeting. She stated the ZBA requested a joint meeting with the Planning Board be scheduled for 10/16/12.

The Board reviewed examples of existing lots without frontage.

Kathy Barnard asked whether the 187 lots that are affected include developed lots.

Rob Houseman replied no, only vacant lots without frontage.

Vaune Dugan questioned the percentage of lots on the shore front.

Rob Houseman replied approximately one third.

Kathy Barnard verified access has to be created to access the lots.

Following further discussion, the Board recommended the following;

- Inserting a Purpose Statement
- Inserting language relative to developed lots

➤ **Steep Slope Protection**

Rob Houseman reviewed photographs taken of potential areas for protection.

Vaune Dugan asked whether the Board could begin with an ordinance that addresses the issue and then continue to add to the ordinance.

Rob Houseman replied yes.

The Board watched a slideshow presentation developed by Chris Franson depicting view sheds of the Town.

Following further discussion, the Board noted the Master Plan speaks to view sheds, expressed concern with regard to development on top of hills and development of ridgelines and recommended the following;

- Maintain separate ordinances for steep slope and ridgelines
- Develop photographic inventory (Chris Franson & Kathy Barnard)
- Each member develop/produce a list of areas for protection
- GIS; superimpose parcels and identify areas
- Demonstrate no impact to public view
- Composite of USGS map with identified potential views; provide map with topo and boundaries
- Review 3 towns that have an ordinance addressing ridgeline protection

➤ **Historic Buildings Voluntary Guidelines**

Rob Houseman reviewed such; noting such are guidelines and are not mandatory. He recommended adding a section called Historic Resources (to include graphics) and questioned whether the Board preferred such to be included in the Design Review Guidelines or have it be a stand-alone document.

Chris Franson recommended it be a stand-alone document to include photographs or drawings.

Kathy Barnard agreed.

Rob Houseman reviewed the Bay Street Limited Business District; noting such includes a density bonus incentive if compliant with the Design Review Guidelines and questioned whether the Board wishes to include such as a chapter in the Design Review Guidelines.

Vaune Dugan stated streetscape and build-to lines are critical.

Rob Houseman reviewed the build-to lines in the ROI and Central Business Districts.

Vaune Dugan asked whether the Board could grant a density bonus if it does not exist in the district.

Rob Houseman replied no.

Chris Franson stated the Board may want to consider incentives for low impact design or green design.

Rob Houseman stated he would prefer to mandate low impact design standards.

➤ **Center Street Zoning**

Rob Houseman distributed the draft Center Street Rezoning Ordinance Review from FB Environmental Associates; noting the plan provides an evaluation driven at water quality recommending low impact development standards.

The Board agreed to review the document and discuss such at the 10/16/12 Planning Board meeting.

**It was moved by Chris Franson and seconded by Vaune Duqan to adjourn the September 18, 2012 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 8:49 PM.*

Respectfully Submitted,  
Lee Ann Keathley  
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