

WOLFEBORO PLANNING BOARD

March 26, 2013

MINUTES

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Chris Franson, Vaune Dugan, Paul O'Brien, Members.

Members Absent: Brad Harriman, Selectmen's Representative, John Thurston, Member, Fae Moore, Dave Alessandroni, Alternates.

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

Chairman Barnard opened the meeting at 7:01 PM at the Wolfeboro Public Library.

Work Session

➤ **Informational Items**

- 4/2/13 meeting; appointment of chairman and vice-chairman, appointment of alternate members, review Planning Board Work Program
- Brad Harriman has been appointed as the BOS representative to the Planning Board
- Planning & Zoning Conference scheduled for 5/11/13 at the Radisson Hotel in Manchester, NH

➤ **Center Street Zoning**

With regard to changes in zoning, Kathy Barnard stated the Board is required to consider the Master Plan when reviewing ordinances; noting the Master Plan is the controlling force in developing an ordinance. She stated the Board should review the purpose statement for proposed zoning changes to ensure such is in line with the Master Plan. She stated the purpose statement for the proposed changes to the Center Street zoning does not speak to retail; noting retail is specifically defined in the ordinance and should be acknowledged. She expressed concern with regard to permitted uses. She stated the Board revised the BSLBD to reflect a permitted use for retail establishments up to 3,000 SF and with a Special Exception an allowance for 3,000 SF to 6,000 SF. However, the Board has allowed for up to 9,000 SF in the Center Street Zoning District.

Chris Franson stated zoning originally included recreation as a permitted use however; the Board removed it from permitted uses. She stated recreation should be included as a permitted use. She stated the 9,000 SF was based on the size of the Parsons Furniture building.

With regard to recreational use, Vaune Dugan stated she recalls there being a particular issue with water parks.

Stacie Jo Pope recommended allowing for recreation as a use by Special Exception. She stated Center Street is a gateway to the Town and noted the importance of keeping in mind the following zoning principles; evaluate permitted use impact on the function of transportation corridors, evaluate permitted use demand for infrastructure and its impact on the site and the neighborhood, evaluate permitted use impact on the gateways of the community and evaluate permitted uses to adjacent land uses. She recommended changing the square footage from 9,000 SF to 6,000 SF.

Vaune Dugan stated Ms. Pope's recommendation regarding square footage is in conflict with the Master Plan.

Chris Franson stated she recalls the discussion regarding such was relative to contractor supplies.

Rob Houseman reviewed the residential and commercial uses within the corridor.

Vaune Dugan questioned whether the ordinance precludes offices with an apartment above.

Rob Houseman stated the ordinance addresses such and does not preclude residential use. He stated the ordinance encourages mixed use and feels the current zoning is too intense for the district (no minimum lot size,

10' setback, 70% coverage, permitted uses include storage of volatile fuels and storage facilities). He noted two elements to the discussion; how to rezone existing uses as desirable uses and incentive new uses capable of adapting sites.

Chris Franson stated the Board hears what people don't want however, the Board doesn't hear what people do want.

Referencing page 3, Note #2 (under Permitted Uses), Kathy Barnard stated such is contrary to what the Planning Board proposed and what was passed at Town Meeting relative to lot coverage.

Paul O'Brien asked why a difference in lot coverage is proposed.

Kathy Barnard replied for minimal disturbance.

Rob Houseman stated the corridor has the potential of having a large negative impact to Lake Wentworth. He stated the Board recommended 40% lot coverage (maximum) and the consultants of the watershed study recommended the use of LID drainage with greater than 20% lot coverage. He stated the Board felt that 40% struck a balance.

Vaune Dugan stated she likes the combination of LID and site coverage and recommended the design review guidelines be mandatory because the area is a gateway; noting the incentive would then be eliminated.

Rob Houseman stated the proposal at this time is to require LID town wide.

Kathy Barnard asked if the Planning Board could legally create mandatory review guidelines and questioned whether the voluntary review guidelines are adequate to protect the character of the corridor.

Rob Houseman questioned whether the materials in the guidelines suffice to be used as a regulatory tool.

Vaune Dugan recommended mandatory standards (noting the need for review of the existing guidelines).

Chris Franson noted a need for a relief mechanism/waiver for parking.

Vaune Dugan stated if the building setback has to be at 20'-40', there is no room for parking in front of the building.

Rob Houseman stated that unless the ordinance expressly precludes parking in the front of the building then parking will occur in the front. He stated a parking lot is not considered a structure. He noted a 50' rear setback from the rail trail is proposed.

Kathy Barnard asked if the 50' rear setback includes the parking area.

Rob Houseman stated that if such is the intent then it should be specified. He stated the reconfiguration or expansion of an existing parking area is proposed to be placed at the rear or side of the building.

Kathy Barnard questioned the impact to wetlands if the parking area is located to the rear of the building.

Rob Houseman stated there are buffer standards of 100' of tributary streams discharging into Lake Wentworth; noting the Board has the ability to consider a reduction to 75'. He reviewed the Town's wetland buffer standards.

Chris Franson questioned indoor vs. outdoor recreational uses.

Rob Houseman stated any use indoors does not meet the threshold of the definition of recreational use.

Dave Alessandrone questioned whether there could be an indoor recreational use under commercial use or would it be prohibited because it is not defined in recreational use.

Rob Houseman stated he would review such.

Paul O'Brien questioned whether clinics and professional offices are included.

Rob Houseman stated such depends upon the property and what definition is met. He stated he is unsure if he has the analysis to determine that type of use.

Chris Franson recommended removing agricultural use as a permitted use and questioned whether horticulture is defined separately.

Kathy Barnard replied yes, and read the definition of horticultural establishment. She stated movie theatre was listed under Special Exception Uses and now is listed under Permitted Uses; noting she feels such should be located in the Downtown area.

Paul O'Brien stated a movie theatre is a volume business and may not be attractive for a developer to place in the Downtown area.

Chris Franson stated the parking situation precludes a movie theatre in the Downtown area.

Referencing the Bittersweet property, Rob Houseman stated the property is no longer grandfathered due to the willful act of abandonment of the use. He stated the consultant of the watershed study questioned whether the area being proposed for rezoning is too large.

Vaune Dugan asked why parcels would be eliminated and noted the residential use is not being precluded. She stated the Board is being proactive.

Rob Houseman stated the EDC is considering designating an ERZ (Economic Revitalization Zone) for a portion of Center Street, Pine Street and Lehner Street and reviewed the boundaries. He stated the designation of such allows for tax credit opportunities for redevelopment; noting the EDC designated the Business Park as an ERZ.

The Board agreed to the following changes;

- Purpose Statement, #2; add "To facilitate the development of aesthetic mixed uses in a manner which enhances the gateway image."
- Page 1, B.; strike "nonresidential" from 1st line and remove second "that"
- Page 1, C.; add "Crescent Lake" following "Lake Wentworth"
- Revisit page 3, Note #2
- Page 3; add recreational uses to Special Exception Uses and remove from Permitted Uses
- Page 3; remove Agricultural uses from Permitted Uses
- Page 3; add Movie Theatres to Permitted Uses
- Reconsider horticultural establishments as a permitted use
- Staff to produce modification of the map in aerial form
- Center Street Zoning scheduled for April Work Session.

It was moved by Chris Franson and seconded by Stacie Jo Pope to adjourn the March 26, 2013 Wolfboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 9:11 PM.

Respectfully Submitted,

Lee Ann Keathley