

**WOLFEBORO PLANNING BOARD**

**May 7, 2013**

**MINUTES**

**Members Present:** Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Brad Harriman, Selectmen's Representative, Vaune Dugan, Paul O'Brien, Chris Franson, Members, Chuck Storm, Alternate.

**Members Absent:** John Thurston, Member, Dave Alessandrone, Alternate.

**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**

**March 26, 2013**

**It was moved by Paul O'Brien and seconded by Vaune Dugan to approve the March 26, 2013 Wolfeboro Planning Board minutes as submitted. Kathy Barnard, Stacie Jo Pope, Chris Franson, Paul O'Brien voted in favor. Brad Harriman, Vaune Dugan abstained. The motion passed.**

**April 2, 2013**

**Corrections:**

Page 1, Members Present; strike Vaune Dugan and place in Members Absent

Page 4, 1<sup>st</sup> paragraph; insert "Kathy Barnard" following "Stacie Jo Pope"

Page 5, 1<sup>st</sup> paragraph; strike "Roger Murray" & replace with "Joyce Davis"

**It was moved by Paul O'Brien and seconded by Vaune Dugan to approve the April 2, 2013 Wolfeboro Planning Board minutes as amended. Kathy Barnard, Stacie Jo Pope, Chris Franson, Paul O'Brien voted in favor. Brad Harriman, Vaune Dugan abstained. The motion passed.**

**April 23, 2013**

**Corrections:**

Page 1, Public Forum, 1<sup>st</sup> paragraph; strike "122", replace with "200"

Page 1, Public Forum, 4<sup>th</sup> paragraph; change "descendant" to "descanter"

**It was moved by Vaune Dugan and seconded by Chris Franson to approve the April 23, 2013 Wolfeboro Planning Board minutes as amended. Kathy Barnard, Stacie Jo Pope, Chris Franson, Paul O'Brien, Vaune Dugan voted in favor. Brad Harriman abstained. The motion passed.**

**Information Items**

Rob Houseman reviewed such; noting Nokomis 3, LLC has requested in writing to withdraw their Boundary Line Adjustment application.

**Public Comment**

None.

**Subcommittee Reports**

TRC: Reviewed site plan review for First Congregational Church; noting the applicant received approval from the ZBA on 5/6 for a coverage variance and reviewed a home occupation on Jenness Farm Road.

## Work Session

### ➤ **Historic Building Subcommittee**

The Board discussed a walking museum and recommended having a representative from the Historic Society and Dave Bowers on the Committee.

Stacie Jo Pope volunteered to be a member of the committee.

### ➤ **Master Plan Implementation**

The Board tabled review of the Master Plan Implementation Matrix to 5/21/13.

### ➤ **Back Lot Ordinance**

Chris Franson stated a two tier system was mentioned at the public forum (waterfront and North Wolfeboro area). She verified the Board did not intend to propose such and that the proposal did not include separating areas of town.

Vaune Dugan stated the Board should be consistent and noted the waterfront is not any different as long as it is compliant with zoning.

Kathy Barnard questioned review by Public Safety officials (Fire and Police).

Rob Houseman stated the Board needs to determine if a condition precedent is warranted and when it should be complied with (prior to the issuance of a building permit or prior to the issuance of a Certificate of Occupancy).

Chris Franson stated she has mixed thoughts regarding such and feels that perhaps an owner may be more motivated if it occurred prior to the issuance of a Certificate of Occupancy.

Kathy Barnard agreed with Ms. Franson.

Vaune Dugan stated that any improvement to a lot adds value to that lot. She stated she does not agree with the concept of limiting an owner's ability to improve their property.

Brad Harriman questioned whether the ordinance provides for a waiver process for emergency access.

Chris Franson stated #6 on page 2 addresses such.

Following further discussion, the Board agreed to the following;

- Rename Back Lot Ordinance to Lots With No Frontage Ordinance
- Not implement a two tiered system (having different standards for waterfront lots and lots located in North Wolfeboro)
- Add to the ordinance a provision for review and comment by the Planning Board prior to ZBA review
- Page1, #5, last sentence in parentheses; strike building permit

**It was moved by Stacie Jo Pope and seconded by Vaune Dugan to move Lots With No Frontage Ordinance to public hearing. All members voted in favor. The motion passed.**

### ➤ **Storm Water Management Regulations**

The Board reviewed the revised draft of the Storm Water Management Regulations.

Following further discussion, the Board agreed to the following;

- Staff to further streamline document
- Staff review definitions and delete unnecessary definitions

- Staff review definition of Disconnected Impervious Cover (noting Effective Impervious Area is affected by such)
- Page 4, General Requirements paragraph, 5<sup>th</sup> line; strike “Strafford”, replace with “Carroll”
- Page 4, Stormwater Drainage, 3<sup>rd</sup> paragraph; Board to further review and revise language
- Page 4, Stormwater Drainage, 3<sup>rd</sup> paragraph; leave in 2<sup>nd</sup> sentence (currently shown as strikethrough in the document)
- Page 5, B., strike “Part I”
- Page 5, B., 1<sup>st</sup> paragraph, 2<sup>nd</sup> line; strike “maximum” & replace with “minimum”
- Page 6, Section C.; rename section
- Page 7, Design Standards; Board noted such was repetitive
- Page 8, g.; move 2<sup>nd</sup> paragraph to be part of 1<sup>st</sup> paragraph
- Page 9, Redevelopment Project Requirements; leave in 2<sup>nd</sup> & 3<sup>rd</sup> sentence (currently shown as strikethrough in the document)
- Page 11, a., b., c.,; review other communities
- Page 11, c., 9<sup>th</sup> line; strike “is” & replace with “are”
- Page 12, Section 8) Maintenance and Inspection; Board to review further, send Board Town Counsel’s opinion regarding such
- Page 12, Waivers & Exceptions; strike section
- Board to review lots that have capacity for Storm Water Management (issue with 100% lot coverage in CBD)

**It was moved by Paul O'Brien and seconded by Stacie Jo Pope to adjourn the May 7, 2013 Wolfeboro Planning Board meeting. All members voted in favor.**

*There being no further business, the meeting adjourned at 9:13 PM.*

Respectfully Submitted,  
*Lee Ann Keathley*  
 Lee Ann Keathley