

WOLFEBORO PLANNING BOARD

June 18, 2013

MINUTES

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

Member Absent: Dave Alessandroni, Alternate.

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

Chairman Barnard opened the meeting at 7:01 PM at the Wolfeboro Town Hall Meeting Room.

The Board scheduled a site visit to the First Congregational Church on Tuesday, July 2, 23 at 6:30 PM.

Work Session

➤ **Stormwater Management Regulations**

Rob Houseman stated he forwarded such to Town Counsel for review and comment; noting recommended changes were structural rather than content and revised the document to reflect Town Counsel's recommended changes.

Referencing the Purpose statement, Vaune Dugan questioned the need for both #'s 1 and 2.

Kathy Barnard stated the applicant needs to demonstrate compliance with both, as currently written.

Referencing page 12, #8, Rob Houseman informed the Board that Town Counsel stated the Notice of Decision that includes the conditions of approval is binding and adequate. Therefore, he stated there is no need to record an inspection and maintenance agreement. He stated the Notice of Decision will reflect a condition that an inspection and maintenance agreement is adopted by reference. He stated the Board would grant approval subject to conditions and if the applicant fails to comply with the conditions noted in the Notice of Decision the Board has the authority to revoke the approval.

Kathy Barnard recommended the maintenance and inspection agreement be noted on the plan.

Following further discussion, the Board agreed to the following;

- Document forwarded to Rob Roseen, UNH; awaiting review and comment
- Review format and change accordingly
- Page 4, Self Imposed Restrictions, 3rd line; change "be come" to "become"
- Page 5, 1st line; insert "a" between "in" & "form"
- Page 5, Stormwater Drainage, A., 3rd paragraph, 2nd sentence; insert "the SWMP plan shall be" between "of" and "designed"
- Page 7, C.; rename heading (currently the same heading on page 5 as well)
- Page 9; reformat "g."
- Page 11, 5), 1st paragraph; unstrike last two sentences
- Page 11, 5), 2nd paragraph; place a period after "projects", capitalize "however", insert comma following "However"
- Page 11, 5), a., b., & c.; change "Implement" to "implementation of"
- Page 11, 5), c., 2nd line; place a period after "areas" and insert "These" prior to "may"
- Page 12, 8) a., last line; insert "to the property owner" between "requirements" & "for"
- Page 13, 8) a., (1st paragraph); strike last two sentences
- Page 13, Reimbursement; strike "deemed necessary" and replace with "required"

➤ **Center Street Zoning**

Vaune Dugan asked why elderly housing is considered a Special Exception use.

Rob Houseman stated because elderly housing is a higher density and has always been a use permitted by Special Exception.

Chris Franson stated parking could be an issue with elderly housing.

The Board agreed to keep elderly housing as a use permitted by Special Exception.

Paul O'Brien verified that a professional office could include a medical office.

Referencing page 5, C. 1., Vaune Dugan asked why such is noted in the document if parking is not allowed in the front of the building. She stated the required setback does not allow for parking in the front of the building therefore, questioned the need to have additional language related to such.

Chris Franson stated the language should be left in for clarity.

Vaune Dugan stated parking is not possible due to the setback restrictions and recommended the Board focus on incorporating a front landscape buffer.

Rob Houseman stated the maximum setback was an attempt to re-establish corridor as a gateway.

Chris Franson stated the parking stipulation should be clearly stated.

Vaune Dugan stated there is no need to worry about parking since the front setback is 40'.

Stacie Jo Pope stated she is opposed to parking in the front of the building and feels it should be stated.

Vaune Dugan recommended striking page 5, C. 1. & 2.

Paul O'Brien suggested allowing only handicap parking in the front of the building.

Chairman Barnard requested a poll vote with regard to removing Section C. 1. and 2. (page 5): John Thurston, Vaune Dugan, Paul O'Brien, Brad Harriman voted in favor of removing Section C. 1. and 2 (page 5). Kathy Barnard, Chris Franson, Stacie Jo Pope opposed.

Chris Franson stated she is uncomfortable with removing C. 1 & 2 and requested the Board consider a waiver for handicap parking spaces.

Kathy Barnard noted the necessity of incorporating a landscape buffer.

Following further discussion, the Board agreed to the following;

- Page 1, 1st paragraph, 1st line; strike "mixed" and replace with "mix"
- Page 1, 1st paragraph, 2nd line; strike period after "education" & strike "and uses accessory to the primary use"
- Page 1, 2nd paragraph, B.; strike "To give the he Town the ability to permit a range of uses" and combine the remainder of the sentence with section A.
- Page 2, Permitted Uses; add "T. Movie Theatres"
- Page 2, Notes, #1; capitalize "board"
- Page 5, C. Development Standards; delete #'s 1 & 2
- Public Forum scheduled for July 16, 2013, location to be determined (email forum information to GSN, Chamber of Commerce, LWF and EDC)

➤ **Master Plan Population Chapter Update**

Rob Houseman reviewed the data collection process and issues related to such.

The Board agreed to the following revisions;

- Page 1, 2nd paragraph, 2nd line; insert “and” between “residency” and “is”
- Page 4, Population Summary, 2nd bullet; strike “2010”
- Page 5; strike 2nd bullet

Other Business

➤ **Pathways Committee Project**

Kathy Barnard requested Planning Board involvement with regard to the Pathways Committee project that proposes bike and pedestrian pathways throughout the Town.

Rob Houseman stated the Committee would be presenting the project to the Board; noting the Committee has received endorsement by the EDC and will be seeking endorsement from the Planning Board.

It was moved by Vaune Dugan and seconded by Chris Franson to adjourn the June 18, 2013 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:55 PM.

Respectfully Submitted,

Lee Ann Keathley

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