

## WOLFEBORO PLANNING BOARD

February 11, 2014

### MINUTES

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

**Members Absent:** Vaune Dugan, Paul O'Brien, Members, Dave Alessandrini, 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.

Chairman Barnard appointed Chuck Storm, Alternate, to sit in for Paul O'Brien, Member.

#### **Consideration of Minutes**

**January 7, 2014**

**Corrections:** Page 2, 1<sup>st</sup> paragraph/motion; insert "for area" following "compliance"  
Page 4, 13<sup>th</sup> paragraph; move the last 2 sentences to a new paragraph with "Jim Rines stated" prior to the sentences

***It was moved by Chuck Storm and seconded by Stacie Jo Pope to approve the Wolfeboro Planning Board January 7, 2014 minutes as amended. All members voted in favor. The motion passed.***

**January 21, 2014**

**Corrections:** Change "Vaughn" to "Vaune" throughout document  
Page 3, 11<sup>th</sup> paragraph/motion; strike "Shorefront Residential District" & replace with "Stormwater Management Regulations" and strike "December 17, 2013" & replace with "February 18, 2014"

***It was moved by Stacie Jo Pope and seconded by Chuck Storm to approve the Wolfeboro Planning Board January 21, 2014 minutes as amended. Kathy Barnard, Chris Franson, John Thurston, Stacie Jo Pope, Chuck Storm voted in favor. Brad Harriman abstained. The motion passed.***

#### **Information Items**

Rob Houseman reviewed such; Town of Middleton Planning Board Regional Impact Abutter Notice for a golf course and 57 room hotel, 2014 Planning Board and TRC schedule and Notices of Decision.

John Thurston questioned increase of traffic on Middleton Road for the project noted in the Middleton Planning Board's abutter notice.

Chris Franson questioned potential visual impact.

Rob Houseman stated he would contact Chris Berry, Berry Surveying & Engineering, and retrieve answers to the Board's questions.

#### **Public Comment**

None.

#### **Subcommittee Reports**

**TRC:** 1/8/14 Reviewed 2 Boundary Line Adjustment applications on Timber Lane and Townsend Shore Road

## Action Item

**Alvin & Janet Forader  
Lot Merger  
TM #63-18 & 19**

Rob Houseman stated TM #63-18 is a vacant lot and the resulting merger will eliminate one building lot. He stated the parcels were part of an approved 12-lot open space subdivision and were permitted with reduced acreage provided that the total acreage exceeded the underlying zoning and at least 50% was set aside as open space. He stated the owner is aware of a condition for a right-of-way/shared drive access placed on Lot 18.

**It was moved by Chris Franson and seconded by Chuck Storm to approve the Alvin and Janet Forader Lot Merger, TM #63-18 and 63-19. All members voted in favor. The motion passed.**

## Scheduled Appointments

**Stephen W. Cole / Donald & Joann Moran  
Boundary Line Adjustment  
Agent: Kerry Fox, Fox Survey Co.  
Tax Map #223-25 & 27  
Case #201402**

Rob Houseman reviewed the Planner Review for February 11, 2014 and stated the applicant proposes a boundary line adjustment in which Tax Map 223-27 will increase in acreage from 1.51 to 13.54 acres and Tax Map 223-25 will decrease in area from 16.683 to 3.12 acres. He stated both lots are considered nonconforming lots of record since they both lack the required road frontage; noting the proposal does not increase the nonconformity. He stated the applicant has requested the following waivers; Section 174-7.D(4) and Section 174-9.B.(1), (2).

Kerry Fox reviewed the history of the Moran lot and noted the septic load would not be increasing for the lot. Referencing the waiver requests, he stated Section 174-7.D(4) and Section 174-9.B.(1), (2) are not relative to the application; noting both lots are pre-existing lots of record and the post adjustment of the lots will remain nonconforming as there is no road frontage for either lot.

John Thurston questioned the boundary line between the Cole waterfront lot and the back lot.

Kerry Fox stated the lots would be merged and the existing boundary line will be abandoned.

**It was moved by Stacie Jo Pope and seconded by Chuck Storm to grant the following waivers; Section 174-7.D(4) and Section 174-9.B.(1), (2); noting the reconfiguration of the lots does not increase the nonconformity of the lots. All members voted in favor. The motion passed.**

**It was moved by Stacie Jo Pope and seconded by Chris Franson to accept the application as complete. All members voted in favor. The motion passed.**

Chairman Barnard opened the public hearing.

Rob Houseman reviewed the following conditions of approval;

1. The following plan, as amended by the Planning Board approval, is incorporated into the approval;  
**Plan 1.** Boundary Line Adjustment Plan Prepared for Stephen W. Cole and Donald and Joann Moran, Townsend Shore Road, Tax Map 223-25 and 223-27, Wolfeboro, NH, Prepared by Kerry Fox, LLS, PO Box 489, Sanbornville, NH 03872, Dated December 18, 2013 revised February 6, 2014.
2. The applicant shall submit Mylar plans for recording at the Carroll County Registry of Deed.

3. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans.
4. The applicant shall be responsible for the payment of all recording fees.

Kathy Barnard stated the both lot are fully developed and two lots remain as a result of the boundary line adjustment.

*There being no further comments or questions, Chairman Barnard closed the public hearing.*

**It was moved by Chris Franson and seconded by John Thurston to approve the Stephen W. Cole / Donald & Joann Moran Boundary Line Adjustment application, Case #201402, subject to the conditions of approval; noting the proposal does not increase the nonconformity. All members voted in favor. The motion passed.**

**Andrew & Stephanie Cornwell / Walter & Cindy Deane**

**Boundary Line Adjustment**

**Agent: David Dolan, David Dolan Associates**

**Tax Map #251-29, 31 and 33**

**Case #201304**

Rob Houseman reviewed the Planner Review for February 11, 2014 and stated the applicant proposes a boundary line adjustment in which Tax Map 251-31 will be split in half and merged with the abutting two lots therefore, eliminating TM #251-31. He stated TM #251-29 will increase in acreage from 1.62 acres to 2.23 acres and TM #251-33 will increase in acreage from 1.03 acres to 1.65 acres. He stated both lots are considered nonconforming since they lack the required road frontage; noting the proposal does not increase the nonconformity and is in compliance with the zoning ordinance. He stated the applicant has requested the following waivers; Sections 174-7.(m), 174-7.C., 174-7.D(4) and 174-9.

Dave Dolan stated it is the intent of the applicants to divide the vacant parcel into two equal area parcels; one parcel to be conveyed to each of the abutting developed properties. He stated the boundary line adjustment will result in the elimination of Lot 31 and an existing encroachment of a garage on Lot 31. Referencing the waivers, he stated no additional development is proposed and the lots are fully developed. He stated Timber Lane is a private road; noting a Road Maintenance Agreement was recorded in 2013 by the homeowners association. He stated he would add a note to the plan regarding the agreement. He stated the monuments have been set.

**It was moved by Stacie Jo Pope and seconded by John Thurston to grant the following waivers; Sections 174-7.(m), 174-7.C., 174-7.D(4) and 174-9; noting the reconfiguration of the lots does not increase the nonconformity of the lots. All members voted in favor. The motion passed.**

**It was moved by Chuck Storm and seconded by Brad Harriman to accept the application as complete. All members voted in favor. The motion passed.**

*Chairman Barnard opened the public hearing.*

Rob Houseman reviewed the following conditions of approval;

1. The following plan, as amended by the Planning Board approval, is incorporated into the approval;  
**Plan 1.** Boundary Line Adjustment Plan of Lands of Andrew and Stephanie Cornwell (Tax Map 251, Lots 29 & 31), 55 Timber Lane, and Walter and Cindy Deane (Tax Map 251, Lot 33), 39 Timber Lane, Wolfeboro, Carroll County, NH, Prepared by David M. Dolan Associates, 60 Whittier Highway, Moultonborough, NH 03226, Dated December 2, 2013.
2. The applicant shall submit Mylar plans for recording at the Carroll County Registry of Deed.
3. The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans.
4. The applicant shall be responsible for the payment of all recording fees.

There being no comments or questions, Chairman Barnard closed the public hearing.

**It was moved by Stacie Jo Pope and seconded by Chuck Storm to approve the Andrew & Stephanie Cornwell / Walter & Cindy Deane Boundary Line Adjustment application, Case #201404, subject to the conditions of approval; noting the reconfiguration of the lots does not increase the nonconformity of the lots. All members voted in favor. The motion passed.**

### **Work Session**

#### **➤ Stormwater Management Regulations**

Kathy Barnard stated the Stormwater Management Regulations public hearing is scheduled for 2/18/14.

Referencing Jeff Lewis' review of the Stormwater Management Regulations, Rob Houseman stated seven of the eight comments were relative to clarity with no significant changes. He stated Mr. Lewis commented that Section X is confusing and questioned alternative language for such. He stated he believes that Section X is written correctly and that Mr. Lewis may have interpreted the section incorrectly; noting the intent of the Board is shown as written in Section X. He stated he reviewed the language with the UNH Stormwater Center; noting there were no objections to the proposed language. He stated the Board has the ability to waive the standards and the regulations have been reviewed by Underwood Engineers, Northpoint Engineering, White Mountain Survey Co., Dave Ford, Town Counsel and the UNH Stormwater Center. He noted the following publications were included in the Board's packet; Comparison of Maintenance, Cost, Labor Demands and System Performance for LID and Conventional Stormwater Management and Fact Sheet; Overcoming the Barriers to the Implementation of LID.

John Thurston stated there is no provision that makes an applicant responsible for taking water from another area.

Rob Houseman stated the applicant will be addressing the quality of flow off a site regardless of where the flow comes from and noted the owner of the property is responsible for flow being created.

### **Other Business**

#### **➤ Lake Motel**

Kathy Barnard questioned the status of such.

Rob Houseman stated the complete balance of the site work would not be completed until the "L" shaped building and pavement is removed.

**It was moved by Stacie Jo Pope and seconded by Chris Franson to adjourn the February 11, 2014 Wolfboro Planning Board meeting. All members voted in favor.**

There being no further business, the meeting adjourned at 8:11 PM.

Respectfully Submitted,

*Lee Ann Keathley*

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