

**TOWN OF WOLFEBORO  
PLANNING BOARD  
May 19, 2015  
MINUTES**

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

**Members Absent:** Paul O'Brien, Member, Dave Alessandroni, 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.*

**I. Work Session**

**Heritage Commission**

The Board tabled such to the June 2, 2015 Planning Board meeting.

**Steep Slope Ordinance**

Staff and the Board reviewed Grand View Commons subdivision.

John Thurston asked if the intent of the ordinance focused on mountain tops or lake properties.

Stacie Jo Pope stated both.

Kathy Barnard noted the ordinance has been in effect since 2010.

Referencing the Steep Slopes map, Vaune Dugan stated the graphics are inaccurate and expressed concern for potential litigation. She stated a house could be carefully sited on a steep slope.

Rob Houseman stated the ordinance came out of the recommendations of the Natural Resource Chapter.

Kathy Barnard stated the ordinance was also developed from the State's model ordinance.

Mike Hodder stated that if the ordinance is eliminated, growth in areas that are undeveloped and unfragmented would be encouraged. He stated such would encourage the development of roads and lands that include wildlife habitat and corridors, wetlands and steep slopes. He recommended reviewing the ordinance with a broader view.

Vaune Dugan asked what if the ordinance expresses the values Mr. Hodder referenced.

Brad Harriman stated he has an issue with the requirement of 20,000 SF of site disturbance; noting that owners are entitled to build and access their building lot.

Stacie Jo Pope stated it was not the intent to control growth and the ordinance was developed to protect natural resources. She stated she supports the Holderness ordinance and reviewed such.

The Board reviewed the relief process to an applicant by filing a Variance application with the ZBA.

Brad Harriman recommended a different approach; distinguishing use to provide access to an individual property owner for a single family dwelling rather than a developer purchasing property for subdivision purposes.

Rob Houseman stated Best Management Practices need to be used when land is developed. He stated most communities follow the model ordinance.

Brad Harriman stated a roadway could maximize the 20,000 SF and recommended increasing said number.

Vaune Dugan asked what the Steep Slopes map is based on.

Rob Houseman replied USGS 20' contours.

Vaune Dugan stated if the Board is serious about regulating slopes then the Board should not use the Steep Slopes map because such is grossly inaccurate.

Following further discussion, the Board requested/recommended the following;

- Research other communities that include steep slopes over 25%
- Provide the Board RSA 175-51 Timber Cutting
- Distinguish between building on existing lots versus subdivision

### **Inns**

Rob Houseman reviewed his memo, dated 4/30/15, stating the Town's Zoning Ordinance defines both Hotel/Motel and Inn however; only inns are permitted either by right or by Special Exception.

Vaune Dugan questioned where inns should be located in the Town and questioned whether the definition should be kept separate rather than merging the definitions as previously discussed.

Following further discussion, the Board recommended the following;

- Table further discussion of such and leave definitions as is until receipt of the bed space needs study

## **II. Informational Items**

Rob Houseman reviewed the following informational items; Stormwater Friendly Driveway publication, Wayfinding Signs Committee 5/11/15 minutes, letter from Chris Franson regarding Ossipee Aggregates, NH Land Use Law in Review and publications on Livable communities. Referencing the latter, he stated the Town does not prohibit such however; the Town also does not have an ordinance that expressly promotes livable communities.

The Board requested the following information regarding livable communities;

- Research small homes movement
- Options to incentivize
- Integration of workforce and means tested housing
- Email documents to the Board electronically

Referencing the letter from Chris Franson, Brad Harriman stated Ossipee Aggregates own a series of excavation pits on Route 16 in Ossipee. He stated the Town of Ossipee received a permit for an excavation pit by Beaver Hollow; noting said parcel is separate and not contiguous to the larger parcel on Route 16 and cannot be seen from Ms. Franson's property. He stated it is an existing pit that the owners are trying to keep permitted; noting there is no intent to expand the operation or the parcel.

Rob Houseman stated the permit was not determined as a regional impact.

Referencing the Stormwater Friendly Driveway publication, Kathy Barnard recommended such is included in the Special Use Permit applications.

III. Approval of Minutes

May 5, 2015

Corrections: Page 5, 9<sup>th</sup> paragraph; change "he" to "the"  
Page 6, CIP Committee; add "and Kathy Barnard" following "O'Brien"

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the May 5, 2015 Wolfeboro Planning Board minutes as amended. Kathy Barnard, Vaune Dugan, Mike Hodder, John Thurston, Brad Harriman, Chuck Storm voted in favor. Stacie Jo Pope abstained. The motion passed.

IV. New/Other Business

None.

It was moved by Stacie Jo Pope and seconded by Mike Hodder to adjourn the May 19, 2015 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:52 PM.

Respectfully Submitted,

*Lee Ann Keathley*

Lee Ann Keathley

***\*\*Please note these minutes are subject to amendments and approval at a later date.\*\****