

**TOWN OF WOLFEBORO
PLANNING BOARD
June 16, 2015
MINUTES**

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Mike Hodder, John Thurston, Paul O'Brien, Vaune Dugan, Members, Chuck Storm, Alternate.

Members Absent: Brad Harriman, Selectmen's Representative, Dave Alessandroni, Alternate.

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

Chairman Barnard opened the meeting at 7:02 PM at the Wolfeboro Public Library.

I. Work Session

Wayfinding Sign Committee

Wayfinding Sign Committee meeting scheduled for 6/22/15 at 8AM at the Library.

Heritage Commission

Public Forum scheduled for 8/18/15.

NH Municipal Association; Recusal Publication

The Board reviewed such and discussed abstinence versus recusal.

Mike Hodder reviewed a 1955 NH Supreme Court decision, McLoughlin v. Union Leader.

Home Occupations

Rob Houseman stated he was requested by the Board to evaluation whether Home Occupations should be permitted detached from/outside the principal dwelling; noting most towns that he researched do not allow such. He stated that once the use is permitted it is difficult to ensure that the occupant of the principle dwelling is operating the home occupation if such is located separate from the dwelling. He reviewed the Town's ordinance relative to such.

Vaune Dugan stated that if the property owner is not in compliance the Town could order a Cease and Desist.

Paul O'Brien stated that it appears the ordinance addresses the issue.

Vaune Dugan stated the current ordinance requires the home occupation to be attached to a principal dwelling; noting her issue is with the attachment to the principal dwelling. She stated a home owner cannot currently work out of a barn or detached garage.

Stacie Jo Pope stated she feels allowing home occupations in a detached building will create problems.

Paul O'Brien stated zoning should have broad not specific guidelines.

Stacie Jo Pope asked whether a home owner could get relief from the ZBA.

Kathy Barnard replied yes.

The Board discussed the criteria/threshold of what constitutes a Home Occupation.

Board consensus to not revise the ordinance relative to Home Occupations.

Vaune Dugan stated she is not in agreement with the Board's decision.

Shoreline Timber Cutting

Rob Houseman stated the Town's provisions of the Shorefront Residential District are in conflict with RSA 175-51 (Shoreline Timber Cutting / the State's water quality act). He recommended deleting 175-51 and allow the current (to be adopted) ordinance set the standards for shorefront timber cutting.

Referencing 175-62, first sentence, Vaune Dugan recommended striking "developments" and inserting "districts"; noting that everything would then apply.

The Board agreed to Ms. Dugan's recommendation.

It was moved by Paul O'Brien and seconded by Mike Hodder to move the revision to the Town's Zoning Ordinance, specifically 175-62 by striking "developments" and inserting "districts" to public hearing. All members voted in favor. The motion passed.

II. Informational Items

Rob Houseman reviewed the following informational items; LRPC Annual Meeting scheduled for 6/29/15 at the Chase Home, Meredith, Town of Henniker ZBA decision regarding a request for a tree farm to hold functions and Tumbledown Farms with regard to accessory use.

III. Approval of Minutes

June 2, 2015

It was moved by Mike Hodder and seconded by Paul O'Brien to approve the June 2, 2015 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

IV. New/Other Business

John Thurston stated the Town of Alton has taken a position that if a property owner does not have a septic system that has been stamped within forty years, the owner needs to comply with current standards.

Rob Houseman stated he would research such and noted the Town of Meredith adopted an installation and inspection ordinance for Lake Waukegan because it is the Town's water supply.

The Board discussed water quality.

Rob Houseman stated he received a request for a new crosswalk at the Wolfeboro Inn/Sewall Road. He noted the BOS were asked to pursue such years ago.

Vaune Dugan stated the sidewalk improvements on South Main Street could provide an opportunity to place a crosswalk at the golf course. Referencing the Center Street improvements, she stated street trees could be incorporated into such.

Kathy Barnard requested Staff contact Dave Ford regarding such.

Mike Hodder asked if additional trees are proposed for the Center Street improvements.

Rob Houseman replied yes.

It was moved by Paul O'Brien and seconded by Mike Hodder to adjourn the June 16, 2015 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:56 PM.

Respectfully Submitted,

Lee Ann Keathley

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