

TOWN OF WOLFEBORO
PLANNING BOARD
June 2, 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 7:00 PM at the Wolfeboro Public Library.

I. Work Session

Heritage Commission

Maggie Stier reviewed a PowerPoint presentation, see attached.

Stacie Jo Pope asked how other towns acquire Commission members.

Maggie Stier stated many Heritage Commissions focus on one issue at a time such as walking tours, preservation of a building, etc. She stated the Towns look for people who are committed to a project and historic preservation.

Paul O'Brien stated it is important to promote diversity on the Commission.

Kathy Barnard confirmed that a Heritage Commission and a Historic District Commission can be combined and questioned whether adopting a Heritage Commission automatically adopts a Historic District Commission.

Maggie Stier replied no.

Stacie Jo Pope questioned whether a Master Plan chapter regarding historic preservation be established.

Maggie Stier stated a Historic Resources Chapter could be established with a goal to recommend a Heritage Commission. She recommended that when writing the chapter to identify the village center and priority areas to prevent historic losses to those areas; noting such should include themes of history.

The Board discussed the issues associated with the previous Historic District Commission and noted the importance of distinguishing the difference between such and a Heritage Commission in order to dispel concerns.

Maggie Stier stated the Town needs to develop its priorities and recommended partnering with the Conservation Commission. She stated the Heritage Commission could advise the Planning Board on Site Plan Review applications of historic buildings.

The Board agreed to the following;

- Planning Board facilitate dialogue with community via a public presentation (to be developed by Staff, Mike Hodder, Vaune Dugan and Maggie Stiers)
- Inform BOS of the direction of the Board

It was moved by Paul O'Brien and seconded by Mike Hodder to further pursue the development of a Heritage Commission via a public presentation and receipt of public input. All members voted in favor. The motion passed.

Steep Slope Ordinance

Rob Houseman stated the provision of the ordinance establishes a two-tier standard in which both standards must be complied with prior to triggering the performance standards. He noted the following standards; impact to slopes of 15% or greater and disturbance of an area greater than 20,000 SF. He stated the second standard allows for disturbance of all slopes regardless of grade without addressing the performance standards if the site disturbance is less than 20,000 SF. He noted that one member of the Board feels that 25% is too restrictive regardless of the variance process and another Board member feels 20,000 SF is limiting. He stated most of the ordinances he has reviewed includes a cap at 25%.

Vaune Dugan stated if the intent is scenic view and ridgeline preservation then such should be kept separate from steep slopes. She stated she is looking for a different tool kit with a rational approach; noting she is in favor of the guided principles approach however, such is complicated. She recommended different criteria for subdivision versus existing lots.

Kathy Barnard verified that Staff has not received an application that has triggered an engineered design for the 15-20% provision.

Following further discussion, some Board members questioned the need to revise the ordinance and noted concern regarding the map. It was the consensus of the Board that the ordinance could be improved however, agreed to table revisions to the ordinance at this time.

Accessory Dwellings

Rob Houseman reviewed the Town's ordinance relative to such.

Vaune Dugan questioned the difference between accessory dwellings and a duplex.

Rob Houseman stated accessory dwellings are no larger than 1,000 SF or not more than 30% of the habitable floor area of a single family dwelling, whichever is smaller; noting duplexes are greater than 30%.

Vaune Dugan verified that accessory dwellings and duplexes have to be in the same structure; noting she is in favor of renting a space over a garage that is not attached to the primary dwelling.

Following further discussion, the Board agreed to table such.

II. Informational Items

None.

III. Planning Board Subcommittee Reports

TRC: Reviewed a Home Occupation for private skin care treatment at 19 Timberlane Road.

IV. Approval of Minutes

May 19, 2015

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the May 19, 2015 Wolfeboro Planning Board minutes as submitted. Kathy Barnard, Stacie Jo Pope, Vaune Dugan, Mike Hodder, John Thurston, Chuck Storm voted in favor. Paul O'Brien abstained. The motion passed.

V. New/Other Business

None.

It was moved by Paul O'Brien and seconded by Mike Hodder to adjourn the June 2, 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.*****