

**TOWN OF WOLFEBORO  
PLANNING BOARD  
August 4, 2015  
MINUTES**

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

**Members Absent:** Vaune Dugan, 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.  
Chairman Barnard appointed Chuck Storm, Alternate, to sit in for Vaune Dugan, Member.*

**I. Scheduled Appointments**

**Woodbine Senior Living, LLC**

**Agent: James Rines, White Mountain Surveying & Engineering, Inc.**

**Pre-application Discussion**

**TM #133-28**

**Case #201513**

Rob Houseman stated the applicant is exercising their right under RSA 676:4 and seeking a design review phase of the proposal; noting the applicant proposes a senior living center including a 58-bed Alzheimer's facility and a 78-bed assisted living facility.

Jim Rines, White Mountain Surveying & Engineering, Inc., stated the organization recognized the need for such a facility in the area; noting there is a facility in Meredith and Rye, NH. He stated the property is ideal for the use however, the zoning district does not allow for such a facility. Therefore, he stated a variance was received for the project. He stated the project would be phased and noted Phase I would include the Alzheimer facility, development of the water system for Phases I and II, stormwater management for Phases I and II and sewer and building pad for second building/facility. He stated the proposal includes a 56 bed Alzheimer facility (not 58 as noted in the ZBA Variance approval) with twenty-four hour care (shifts being 7am-3pm, 3pm-11pm and 11pm-7am). He stated the Assisted Living facility would consist of 76 beds (not 78 as noted in the ZBA Variance approval). He stated the applicant has made application to NH DOT for an entrance permit; noting the NH DOT representative he is contact with has not indicated any issues with the application nor requirements for improvements. He stated NH DOT has requested an analysis of the left turn movement from Route 28 to Route 109; noting the analysis is being conducted by Gorrill-Palmer Consulting Engineers, Inc. He stated Phase I requires 19 parking spaces however, based on previous experience, 47 spaces are proposed. He stated Phase II would include an additional 27 parking spaces; noting the total number of parking does not meet Town requirements.

Kathy Barnard questioned whether a second access is proposed.

Jim Rines stated such was discussed at the Technical Review Committee meeting however, the applicant met with Tom Zotti, Fire Department, and it was determined that the fire suppression system satisfies fire access requirements. Therefore, he stated a second access is not being proposed. He stated the proposal is compliant with the parking landscape requirement and the existing tree line has been delineated. He stated the stormwater drainage triggers an Alteration of Terrain permit; noting such would be submitted next week.

Referencing electric, he stated such would be underground and 3-phase power is required; noting such is available off Route 28 and Route 109. He stated individual sewage disposal systems however, the applicant would only be seeking approval for Phase I.

Mike Hodder questioned the status of the septic approval.

Jim Rines stated the fields have been sized and designs completed however, the application has not yet been submitted. He stated such would be submitted after the Alteration of Terrain permit is filed. He stated the proposal is fully compliant with wetland setbacks and buffers and the property falls within the Groundwater Protection Zone therefore, Stantec Consulting Services has conducted a hydrogeological study. Referencing signage, he stated relief for a larger sign will be sought. He stated the proposal will be dark sky compliant with 26 watt LED light fixtures on 26' poles and wall packs on the doors for safety purposes.

Mike Chabot reviewed the architectural renderings and noted the following; gable ends having cedar shingle vinyl siding, asphalt shingles with timber framing, cedar decorative brackets, 4 cupolas and cultured stone. He noted Phase I would consist of a single story building and Phase II would consist of a two-story building.

Referencing approval of the project, Rob Houseman stated Phase II could be treated as a Master Plan component thus, requiring a public hearing for the design of Phase II. He recommended the applicant submit a proposal for both phases so that the Board can provide guidance regarding their expectations for Phase II.

Jim Rines verified such information would include height, architectural style and grade plans for Phase II.

Stacie Jo Pope asked if a one way loop is proposed for around the building and questioned the location of the deliveries.

Jim Rines replied no and referencing the latter question, he stated such has not been finalized.

Stacie Jo Pope recommended the Board review elements such as landscaping, lighting, snow storage and architectural style at the time Phase II begins.

Kathy Barnard questioned the submittal of waivers for the project.

Jim Rines stated a waiver for parking requirements would be submitted.

*The Board scheduled a site visit for September 1, 2015 at 6PM.*

**Patricia A. Clement 2000 Trust**

**Special Use Permit**

**Agent: Dan Coons, Ilex Wetlands Consultants**

**TM # 217-140**

**Case #201512**

Rob Houseman reviewed the Planner Review for August 4, 2015 stating the applicant proposes to raze the barn and construct a new 2-story barn/garage; noting the existing impact is 1,050 SF and the proposed impact is 2,793 SF. He stated a NH DES Dredge & Fill permit is required and noted the Code Enforcement Officer and Health Officer has no objection to the proposal. He stated the Conservation Commission has no objection however, requests the applicant minimize any construction impacts to the buffer and wetlands, restore any impact within the construction zone and if replanting does occur that native vegetation is planted.

Dan Coons stated the proposal consists of razing the barn and constructing a larger barn/storage facility in the same location; noting such is the best location for the proposal. He stated the slopes are too great in front of the house and there are fully developed gardens south of the driveway. He stated there is a small area located

northeast of the dwelling in the back however, the owner does not wish to remove the trees located in that area which as it provides a buffer to the abutting property. He stated from an environmental standpoint, the area has been previously impacted by the excavation for the pond and the wetland is identified as a low value wetland with no standing water. He stated a 500 SF rain garden is proposed to compensate for the loss of wetland function. He noted a total impact of 1466 SF to the buffer with an additional 352 SF between the wetland and buffer for a total impact of 1851 SF.

Stacie Jo Pope questioned the size of the existing barn.

Dan Coons replied 36'x52'.

Stacie Jo Pope questioned access to such.

Dan Coons replied across the lawn.

Kathy Barnard questioned an alternative location by the driveway.

Dan Coons stated a gas tank is buried in that location.

Paul O'Brien verified the driveway is installed over the gas tank.

Mike Hodder verified the existence of a jurisdictional wetland with limited function.

Dan Coons stated the proposal is located in a pre-existing disturbed portion of the property.

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

*Chairman Barnard opened the public hearing.*

Kathy Barnard stated she has an issue with the location of the proposed barn because she does not believe there is flexibility in the ordinance. She stated she believes there is an alternative location; noting that she feels the gas tank could be moved in order to locate the barn in that location. She noted the proposed structure is two times the size of the existing structure.

Mike Hodder stated he shares Ms. Barnard's concerns however, the wetland is a result of soil disturbance and has minimal environmental importance. He stated the ordinance does not distinguish between man-made wetlands made during a previous construction process and functional wetlands. He stated he is familiar with the property; noting the site is already disturbed by the construction of the existing structure.

Kathy Barnard questioned whether the deck to the garage would remain.

Dan Coons replied no.

Kathy Barnard questioned the disposition of the ramp.

Dan Coons stated the ramp is referring to the deck.

Kathy Barnard asked if an alternative location was discussed with the property owner.

Dan Coons replied yes, however, the owner feels that his decision not to cut down the trees protects the neighbor.

Rob Houseman stated Randy Tetreault, Norway Plains Associates, Inc., Dan Coons and he met several times and discussed the size of the structure and the submittal of the project. He stated their analysis concluded that the proposal being submitted is the best way to proceed.

John Thurston expressed concern regarding precedent set by the Board if the application is approved.

Rob Houseman stated each application has unique characteristics by which the Board should review on a case by case basis.

Paul O'Brien asked if the intent of the structure is to be a garage for vehicles.

Dan Coons replied yes, however, he presumes it would be for boat storage.

Paul O'Brien expressed concern regarding the gas tank.

Rob Houseman stated the gas tank and location of such has to be code compliant; noting such will be reviewed by the Fire Department and if the tank is required to be removed, it will be.

Kathy Barnard requested the plan be updated to reflect a grass or paved driveway; noting such is not noted on the plan.

Following discussion regarding the drive access to the structure, the Board agreed to request the applicant construct a grass driveway.

Rob Houseman reviewed the following recommended conditions of approval;

1. The following plans, as amended to the date of approval, are hereby incorporated into this approval:  
**Plan 1: Existing Features**, Plan of Land, 81 Sewall Road, Lake Winnepesaukee, Wolfeboro, Carroll County, NH, For: Charles Clement, III, Tax Map 217-140, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Wetlands delineated by Dan Coons, Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH 03894, Plan Dated Jan, 2015.  
**Plan 2: Proposed Garage Plan**, 81 Sewall Road, Lake Winnepesaukee, Wolfeboro, Carroll County, NH, For: Charles Clement, III, Tax Map 217-140, Plan prepared by Randolph R. Tetreault, LLS, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Wetlands delineated by Dan Coons, Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH 03894, Plan Dated May, 2015.  
**Plan 3: Construction Details**, 81 Sewall Road, Lake Winnepesaukee, Wolfeboro, Carroll County, NH, For: Charles Clement, III, Tax Map 217-140, Plan prepared by Randolph R. Tetreault, LLS, Scott Lawler, PE, Norway Plains Survey Associates, Inc., PO Box 249, Rochester, NH 03867, Wetlands delineated by Dan Coons, Ilex Wetlands Consultants, PO Box 2185, Wolfeboro, NH 03894, Plan Dated May, 2015.
2. The applicant shall comply with the pre-construction siltation and erosion control measures and construction sequence as shown on the plan.
3. An inspection by the Town shall be required of siltation devices prior to construction.
4. This approval is subject to receipt of a NH DES Dredge and Fill permit and any conditions attached thereto.
5. The applicant shall be responsible for all recording fees.
6. The applicant shall update the plans to reflect a grass driveway from the existing driveway to access the proposed structure/barn.
7. The applicant shall be required to monument the edge of Wetlands in compliance with § 175-9.1 *Wetlands Boundary Monumentation*. This includes:
  - (1) Wetlands shall be delineated by a State of New Hampshire Certified Wetlands Scientist. Markers should be placed at 50' +/- intervals along the total wetland boundary following its general contour.
  - (2) Care shall be taken to insure that markers are placed with the appropriate spacing at points closest to any proposed or existing structure located on the property.
  - (3) The cost shall be borne by the applicant/developer or their successors in interest.
  - (4) The applicant shall be responsible for submitting a letter of certification of the posting to the Code Enforcement Office prior to the issuance of any building permit.

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

**It was moved by Chuck Storm and seconded by Stacie Jo Pope to approve the Patricia A. Clement 2000 Trust Special Use Permit application, Tax Map #217-140, subject to the recommended conditions of approval. Stacie Jo Pope, Brad Harriman, John Thurston, Mike Hodder, Chuck Storm, Paul O'Brien voted in favor. Kathy Barnard opposed. The motion passed.**

Kathy Barnard stated she opposed the approval of the application because she does not believe there is flexibility in the ordinance to approve the proposal.

**II. Public Comment**

None.

**III. Informational Items**

Rob Houseman reviewed the following informational items; 7/1/15 Technical Review Committee minutes and Notices of Decision for Francis C. Cartier Jr. and Sandra Wing.

**IV. Planning Board Subcommittee Reports**

**TRC:** Nonbinding review for site plan review for Woodbine Senior Living, LLC on 7/1/15.

**CIP Committee:** First meeting is scheduled for 8/10/15.

**Wayfinding Signs Committee:** No report, continuing to meet.

**Heritage Commission Committee:** Meeting scheduled for 8/12/15, 5PM at the Wolfeboro Public Library.

**V. Approval of Minutes**

July 7, 2015

**It was moved by Mike Hodder and seconded by Chuck Storm to approve the July 7, 2015 Wolfeboro Planning Board minutes as submitted. Kathy Barnard, Stacie Jo Pope, Brad Harriman, John Thurston, Chuck Storm, Mike Hodder voted in favor. Paul O'Brien abstained. The motion passed.**

**VI. New/Other Business**

A Stakeholder's public forum for Dockside Improvements was held on 7/28/15.

**It was moved by Paul O'Brien and seconded by Mike Hodder to adjourn the August 4, 2015 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.**

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

Respectfully Submitted,  
*Lee Ann Keathley*  
Lee Ann Keathley

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