

RECEIVED AND RECORDED

3/14, 2016 1:00 P

Wolfeboro Zoning Board of Adjustment

Page No.

March 7, 2016

Public Meeting

WOLFEBORO, N.H. TOWN CLERK

Minutes

Members Present: Fred Tedeschi, Vice-Chairman, Hank Why and Suzanne Ryan, Members, Chris Franson, Alternate, Susan Raser, Alternate and Sarah Silk, Alternate

Members Absent: Mike Hodder, Chairman (Excused) Dave Senecal, Alternate (Excused) and Alan Harding (Retired from the Board)

Staff: Robin Kingston, Administrative Assistant and Rob Houseman Director of Planning & Development

Vice-Chairman Tedeschi opened the Public Meeting at 7:00 pm in the Wolfeboro Public Library Meeting Room. A quorum was present.

Sarah Silk and Chris Franson were seated for the hearing.

TM# 217-19

Case # 02-V-16

Applicant: Huggins Hospital

Variance

90 Mill Street

Agent: Jim Rines, White Mountain Survey & Engineering

Fred Tedeschi read the abutter and public notice for the record. A site visit was held at approximately 4:15. Minutes were submitted for the file.

Public Hearing for a Variance from Article XXII, Section 175-105 A (1) of the Wolfeboro Planning & Zoning Ordinance to enhance handicap access/parking through reconfiguration; reduction in setback violation; and reduction in lot coverage. This property is located at 90 Mill Street.

The applicant is seeking a Variance to Section 175-105 in order to modify the parking to allow for additional handicapped parking in front of the facility. The proposal creates a new encroachment into the front setback. The applicant has submitted surveyed drawings of the proposal.

Sarah Silk stated she is a Board member of the Hospital Community Aid Association of the Hospital however does not feel there is a conflict as she is not an employee of Huggins Hospital.

The Board agreed.

Jim Rines addressed the Board and gave an overview of the proposal and reviewed the original 1998 site plan, the 2003 site plan with additional changes to the parking and the proposed site plan and five criteria required for the variance as submitted.

Suzanne Ryan asked about the drainage for the site and access around the building for emergency vehicles.

Jim Rines responded the runoff is being reduced and there should be no need for new catch basins. Lt. Bellefluer has reviewed the proposal and did not see any issues.

Suzanne Ryan asked what standard the width is taken from.

Jim Rines responded the Wolfeboro Zoning Ordinance and an older turning motion study and demonstrated this by a graph he drew.

Chris Franson asked about parking spaces being marked.

Jim Rines responded the spaces will be clearly marked and there will be additional signage. Adding additional handicap parking will help with the parking and this proposal will help alleviate the issue.

Sarah Silk asked if the directional markings and arrows will be painted on the pavement and asked where the one way signs would be.

Jim Rines responded they will be painted on the pavement.

Hank Why stated he understands the issue at the site and this looks like an excellent solution.

Public Hearing opened.

Kathy Barnard spoke in favor of the application and supports the improvements. The proposed plan is very good and addresses much needed improvements and should solve the issues.

No persons spoke in opposition and the public hearing was closed.

Deliberations:

The Board agreed:

Points 1 & 2 have been met as this plan allows for the parking lot to be renovated and upgraded and is an overall improvement. The proposal is not contrary to the public interest and not in conflict with the ordinance and the spirit of the ordinance is observed. It reduces the setback violation and increases the number of handicap spaces.

Point 3 has been met and is a benefit to the community as a whole and there is no harm to the public. The persons who use this facility have a higher need in ADA parking

Point 4 has been met as this proposal improves the overall area and reduces impervious soils.

Point 5 has been met as there is a high need for handicap access as this is a hospital setting and the need is a greater. Additionally this is an existing facility.

It was moved by Suzanne Ryan and seconded by Hank Why to approve the application a variance for TM# 217-19, Case 0-V-16, Huggins Hospital to allow for the increase in five handicap parking spaces to encroach into the setback by approximately 5' and the proposal reduces the existing non conformities as shown on the plan dated 1-7-2016 and to include the following conditions:

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
2. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.
3. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause.

All members voted in favor. The Motion passed.

TM# 234-16 – Unit 9

Case # 03-SE-16

Applicant: Karen Grogin

Special Exception

1-9 PVL – Unit 9

Agent: Rick Eaton

The applicant's agent has requested a continuance to the next regularly scheduled meeting in order to address some issues and missing information.

It was moved by Fred Tedeschi and seconded by Suzanne Ryan to continue the Grogin Special Exception application to the next regularly scheduled meeting of the ZBA being April 4, 2016. All members voted in favor. The motion passed.

Consideration of Minutes:

February 1, 2016

Amendments:

Page 2 – 4th paragraph starting with “It was moved by Suzanne Ryan” – add “seconded by” before Mike Hodder; and the last line - change the word “hard to held”

Sarah Silk reviewed her suggested word and noted her wording from her notes shows that before the word Board she wanted the word “whole” before Board.

The Board discussed the voting of the Alternates.

Staff offered to review the recording of the meeting.

It was noted the numbering on the Proposed Rules of Procedure: **IV. Rules for Public Meetings;** on pages 2 & 3 is incorrect – paragraph 3 & 4 should be just #3 and the numbering should be 1-8. Rob Houseman noted it was a Scribner's error and will be corrected.

It was moved by Sarah Silk and seconded by Suzanne Ryan to approve the minutes of February 1, 2016 as amended.

Discussion: Sarah Silk noted if Staff is reviewing the tape the consideration for approval should be tabled until the recording is reviewed.

Suzanne Ryan withdrawn her second and Sarah Silk withdrew her motion. All members voted in favor. The motion passed.

It was moved by Suzanne Ryan and seconded by Fred Tedeschi to Table the minutes in order for staff to review the tape of the February 1, 2016 meeting to review Sarah Silk's concern of the suggested wording for paragraph 3 on Page 2 of the Rules of Procedure. All members voted in favor. The motion passed.

February 17, 2016

It was moved by Suzanne Ryan and seconded by Chris Franson to approve the minutes as submitted. Fred Tedeschi, Hank Why, Chris Franson and Suzanne Ryan voted in favor. Sarah Silk abstained as she was not in attendance. The motion passed.

Adoption of Rules of Procedure

The Rules of Procedure have been read twice at public meetings.

Suzanne Ryan asked for discussion. Page 2 if the minutes of 2-1-2016, the first paragraph under amendments:

It was moved by Hank Why and seconded by Fred Tedeschi to Adopt Amendment 3, Hodder X, 3: Ryan 12,B; deleting the section in its entirety in opposition. The motion passed.

What does this mean, as no waiver is in the proposed Rules. She believes the waiver was not deleted.

The Board discussed having a waiver with no criteria is inappropriate and was deleted; Suzanne Ryan disagreed.

It was moved by Chris Franson and seconded by Sarah Silk to Adopt the Rules of Procedure Amended 7 March 2016 with the notation the Scribner's error of numbering on pages 2 & 3 be corrected.

Sarah Silk asked if the February 1, 2016 have been to tabled to review the wording is it appropriate these are voted on for adoption.

Rob Houseman explained the Board voted specifically before the first reading to adopt those three amendments. Mike Hodder provided the Board with the exact language they Board was voting on.

Sarah Silk responded he asked her at the meeting what her specific wording was. She is set to vote on approval with the idea the Board can mane amendments in the future.

Suzanne Ryan asked why the Board could not just adopt the 30 day provision and work on the rest.

The Board agreed to move forward with the vote and can discuss future amendments.

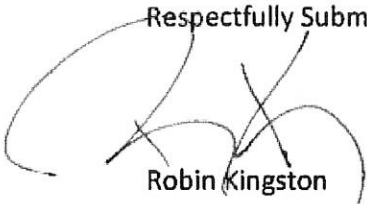
Rob Houseman suggested going forward, the Board take this new document and work on section by section collectively.

Fred Tedeschi, Sarah Silk, Hank Why and Chris Franson voted in favor. Suzanne Ryan abstained. The motion passed.

The Board decided they would now take one section of the 7 March 2016 Adopted Rules of Procedure and discuss and decide if changes are needed. Any suggestions should be given to Rob Houseman for distribution to the Board.

There being no further business, this meeting was adjourned at 8:35 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Robin Kingston', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Robin Kingston
Administrative Assistant