

**TOWN OF WOLFEBORO  
PLANNING BOARD  
Agenda  
December 19, 2017**

**7:00 PM Call To Order: Great Hall**

**I. Introduction of Planning Board Members**

**II. Public Comment**

**III. Approval of Minutes**

- December 5, 2017

**IV. Public Hearings**

§ 175-175 Terms Defined; Remove definitions of Hotel, Motel, and Inn and insert consolidated Hotel, Motel, Inn definition.

§ 175-27.6-12. Steep Slope Protection District; Add clarification in Applicability section and redefine Site Disturbance to include any excavation that does not remove vegetative cover.

§ 175-10.A.3 Wetlands Conservation Overlay District, Special Uses; Remove Technical Review Committee and replace with Planning Board for review of projects where no NHDES dredge-and-fill permit is required.

§ 175-44 Provisions Applicable to All Districts, Signs; Amend the Sign Ordinance to remove content-based regulation pursuant to changes in federal law. Amend type and dimension tables to include all zoning districts. Add lighting standards for consistency with existing lighting section of zoning ordinance. Add clarification for sign definition within section.

§ 175-67 Shorefront Residential District, Shorefront Lot Improvement Standards; Redefine waterfront buffer grid segments from 50'x50' to 25'x50' and point requirement from 50 points to 25 points in those grid segments in accordance Senate Bill 30 and resulting changes to the Shoreland Water Quality Protection Act, RSA 483-B.

§ 175-116 Wolfeboro Falls Limited Business District; Change Inns from a Special Exception Use to a Permitted Use.

Accessory Dwelling Units; to permit Accessory Dwelling Units, by Conditional Use Permit, in the Pine Hill Road Development District, C2-WC District, Route 28 Mixed Use Business District (C2-Route 28), Wolfeboro Falls Limited Business District, and South Wolfeboro Limited Business District in accordance with RSA 674:71-73. This amendment includes removal of Accessory Apartment References.

*\*Note: These zoning amendments were approved in 2017 by Articles 2 and 5 respectively. However, due to an error in noticing, both amendments must be reconsidered by the voters. The content of these amendments has not changed since their posting in 2017.*

**V. Communications & Miscellaneous**

- Meeting Memorandum

**VI. Unfinished Business**

- Master Plan:
  - Outreach and Engagement Plan Review
  - Mapping Memo Review
- Architectural Design Standards Update

**VII. New Business**

**VIII. Planning Board Subcommittee Reports**

**IX. Nonpublic Meeting (if necessary)**

**X. Adjournment**