

**TOWN OF WOLFEBORO
PLANNING BOARD
September 17, 2019
MINUTES**

Members Present: Kathy Barnard, Chairman, Vaune Dugan, Vice-Chairman, Brad Harriman, Selectmen's Representative Mike Hodder, John Thurston, Peter Goodwin, Susan Repplier, Members.

Members Absent: Dave Alessandroni, Alternate.

Staff Present: Matt Sullivan, Director of Planning and Development.

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Town Hall Great Hall.

I. Introduction of Board Members

Chairman Barnard introduced the members of the Planning Board and Staff.

II. Public Comment

Master Plan Public Hearing (continued from August 27, 2019)

Kathy Barnard stated at the Master Plan public hearing held on August 27th it was determined to continue the hearing to allow folks the opportunity to look at the Master Plan and offer additional comments to the Planning Board. She stated each chapter will be reviewed, followed by public comments, and then Board members will be given the chance to speak. Upon conclusion of all the chapters, there will be another opportunity for anyone to comment. Once those comments are heard, the Public Hearing will be closed. The first chapter is the Housing chapter to which the Board heard about the loss of affordable rentals and concerns about Airbnb's. Since then, the Planning Board has received some additional emails and information, were asked to take a look at the Laconia ordinance for short term rentals (Board members have a copy), and heard about how a community in NJ is addressing the issue. The Board received emails regarding how Boston and Portsmouth have also been dealing with this issue. Short term rentals are not mentioned in the Housing chapter; however, are discussed in the Future Land Use section. In that section, in the last chapter, it states the Board will monitor the trend of short term rentals, mentions less than 7 days, and differentiates between short term/long term rentals. Housing chapter Committee member, Rich Masse (who was unable to attend) states in an email, this was discussed at Housing chapter meetings and the Committee decided they shouldn't take a position. Rich Masse feels he's in the minority on the Committee as he believes they do need to deal with the issue due to the overcapacity of properties and some of the issues discussed at the Public Hearing.

Chairman Barnard opened the public hearing for the Housing chapter.

Suzanne Ryan referred to page 30 and asked for clarification pertaining to the conservation subdivision i.e. pros and cons.

Matt Sullivan replied there's been discussion at both this Committee and the Planning Board level that the existing conservation subdivision ordinance has not been used effectively for conservation subdivisions due to the ordinance being too complex to understand and what is referred to as the "yield formula"; it is not clear to developers. Therefore, the Board believes by simplifying the ordinance, not necessarily changing the density, but reviewing how the density is presented, would yield more productive conservation subdivisions versus the more traditional subdivisions seen over the past 10 year period.

Suzanne Ryan referenced the pie charts pertaining to growth and stated the growth appears to be relatively slow in the past 10 years and asked the Board to explain.

Matt Sullivan replied population growth as a whole has been relatively stagnant in the community of Wolfeboro over the last 10 year period. Statewide there is a similar trend and on the school enrollment side of things it's actually resulted in a decline. Wolfeboro has seen similar trends and only recently started to see an uptick and a stagnation there. Although population has stagnated for year round population, we aren't able to adequately track how the expansion of existing housing units and the seasonal or temporary population that typically resides within those, has increased in the last 10 year period. Ultimately, it's difficult to capture through census population figures just how the community has grown and feel further information/analysis is needed pertaining to visitor and seasonal population. Lastly, we're seeing more expansion of existing family homes versus new single family home builds.

Kathy Barnard noted the Board will be doing a Population chapter but didn't want to include it now because the census will be completed until 2020.

Cindy Fournier is concerned as 3 families she knows had to find alternative housing solutions outside of Wolfeboro while 2 other families are trying to find something in the community. There simply is nothing affordable for these families. Additionally, she noted concern for 3 single people that are also unable to find affordable housing as the current renting rate is \$1,800 which even for a family with 2 incomes is difficult. Families and community members are having to look outside of Wolfeboro to relocate and find other jobs which creates an issue and concern for this town. Airbnb's are a huge concern; she knows of one that's housing 15 people and another that has 12 people in a single family home. She asked if these are Airbnb's or single family homes being chopped up in order to accommodate multiple people. She believes Laconia and Portsmouth both have some wonderful ideas to help in this situation.

Mike Hodder stated regarding short term rentals, the Board has a recommendation in the Future Land Use chapter to consider short term rentals of 7 days or less. He recommended the 7 day figure be removed because that excludes from the consideration short term rentals of 8, 9, or 10 days. Laconia's ordinance addresses short term rentals up to 184 days. The state Senate Bill, SB69, is thinking of 185 days; therefore, prefer our number not be locked into a smaller number. If we remove that reference to 7 days in our recommendation we're still considering short term rentals but not limiting ourselves to only 7 days or less. He stated he will make a motion when it comes time during the Future Land Use chapter to remove the 7 day recommendation.

John Thurston stated the news article that was provided from Laconia to give the Board a report on their Airbnb's also has a section in there where the codes officer and fire chief inspect all Airbnb's. He questioned if all rentals should be inspected, which means, all properties should then be inspected, as all properties could potentially be rental properties. This creates a slippery slope and becomes more difficult to diagnose. He noted if you want regulate one then you need to take a look at all of the others that are essentially doing the same thing on the side.

Vaune Dugan stated it's important because we don't know what form these different kind of rental properties or other people's use properties are, that we don't use the word Airbnb because we don't know what it may be called and recommended using the term "short term lodging".

Mike Hodder stated he found it troubling Laconia's ordinance requested the Fire Chief inspect short term rental units. SB69 limits those sorts of inspections only to short term rentals and specifically excludes single-family dwellings and multi-unit dwellings containing 2 units. He believes it would be good for Wolfeboro to watch how SB69 develops in Committee and discussion to see what sorts of definitions and parameters they come up with. If that bill does become law, it will trump anything that Wolfeboro writes. Therefore, we should not rush into an ordinance on short term rentals until we know the direction the state is going to be taking. He noted this to be the same procedure they took with accessory dwelling units.

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

Kathy Barnard stated during the last public hearing pertaining to Natural Resources, a comment was made to include a water quality manager. There were recommendations in the Natural Resources and Future Land Use

chapters about protecting the quality of our water. There was also a priority suggestion for the sufficient enforcement of the Shore Land Water Quality Protection Act by adding a staff water resources engineer.

Chairman Barnard opened the public hearing for the Natural Resources chapter.

Barbara Wood stated she's heard a great deal of discussion about Filter Bed Road but no mention of the wonderful resource currently there, the large pond fed from the north and west. Adding additional business there will cause run off and that needs to be looked at because that pond is a natural resource.

Bruce Terkelsen noted there is a substantial river that runs down Filter Bed Road, goes through a pond, comes down and runs behind Peoples United bank. He stated it is fast running water which makes its way to Lake Winnepesaukee.

Barbara Wood stated there is a large amount of land on Filter Bed Road that's close to town and it would make a great recreation area. She suggested the Board consider all the uses in that area i.e. walking, skiing, biking etc. and if developed, all of those things go away as do the resources.

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

Kathy Barnard stated comments were brought up about the Filter Bed Road extension in the Economic Development chapter that will be discussed next. She noted the Filter Bed Road extension is actually not in the Economic Development chapter, but rather the Transportation and Future Land Use chapter. Another letter was received from a resident that lives in the Friend Street area who wanted to remind us of all the congestion and safety issues in that area. She noted Board members have a copy of that letter. Another issue that was brought up pertained to lodging and number of rooms.

Mike Hodder referenced page 57 in the Economic Development chapter. He noted the Planning Board held a lodging forum hearing on this in 2017. Motel, inn and hotel owners in the town were invited to come and talk about what was important to them in running or expanding their business. For instance, what zoning obstacles they may have encountered and what were the issues that were important to them. The Board specifically asked them to consider whether raising the room limits on inns from 50 to an unlimited or higher number was important to their business for the future. The Board only heard negative comments in raising the room limit for hotels and inns in town. Three individual members of the forum said that it would put them out of business. Instead the Board heard other concerns they were not aware of, i.e. finding good help in town. The issue that they did bring up regarding zoning, pertained to non-conforming uses in town as they can only expand up to 25% of their current size. They have zoning obstacles towards expansion and specifically asked members to address that issue. He proposed looking at the recommendation in the Hospitality and Opportunities recommendation of this section to alter the language of recommendation #2, to not only include that particular concern but open it up to all zoning concerns. He suggested using the following language "consider the need for more lodging facilities and the effects of current zoning ordinances on existing and future lodging facilities in order to provide more options for tourists."

Vaune Dugan suggested using the term "lodging options" and removing "tourists."

Mike Hodder amended his recommendation to alter the document to state: "consider the need for more lodging facilities and the effects of current zoning ordinances on existing and future lodging facilities in order to provide more options."

Peter Goodwin asked Matt Sullivan to clarify if there were a number of present motels in town that are non-conforming.

Matt Sullivan replied many of the hotel/motel uses in the community existed prior to the current zoning or the zoning was modified after they were permitted uses. Therefore, as they exist today, they are referred to as non-

conforming uses and are grandfathered in that they don't have the same latitude when it comes to expansion, signage, and other matters on the property.

It was moved by Mike Hodder and seconded by John Thurston to replace Recommendation #2 under Hospitalities and Opportunities with: Consider the need for more lodging facilities and the effects of current zoning ordinances on existing and future lodging facilities in order to provide more options. All members voted in favor. The motion passed. 7-0.

Chairman Barnard opened the public hearing for the Economic Development chapter.

Barbara Wood questioned what the uses will be on Filter Bed Road, specifically zoning restrictions and the types of businesses. She would like to know what they envision when they put forward the Master Plan.

Kathy Barnard replied there isn't anything specific in the Economic Development chapter about Filter Bed Road.

Barbara Wood stated she would like to know if there will be restrictions on the types of businesses, for instance, will it be open to heavy equipment, large scale businesses, or warehouse buildings with lots of trucks. That area is a nice natural resource and feel the town and the Board needs to think about what will happen when they open that area up.

Suzanne Ryan questioned what's been gained or lost by the amendment that was just voted on. She asked if the Board is eliminating the number.

Matt Sullivan replied the Board is broadening the language that was in there; the 50 room limit is not the only thing that is impacting existing hotels in town.

Mike Hodder stated the amendment includes all zoning considerations that the hotel industry feels are impediments to their future growth. Therefore, effecting the economic growth in town. Now all zoning impediments will be looked at.

Suzanne Ryan referenced the introduction in the Economic chapter and asked to use the map to offer a visual of growth in the greater downtown areas. She stated Matt Sullivan had informed her zoning lines would not be effected.

Matt Sullivan replied he did not say that zoning lines absolutely would not, he said it would be part of this Master Planning process. However, that's not to say that the Planning Board wouldn't choose to change the zoning boundary in the next 10 years.

Suzanne Ryan questioned if the Master Plan has the ability to do that.

Matt Sullivan confirmed it does.

Suzanne Ryan noted greater downtown for development and conference centers are mentioned.

Kathy Barnard stated the Economic Development Committee wanted to be very specific about what the greater downtown area was called. It was the Central Business District, it was Bay Street Limited and Wolfeboro Falls Limited District and that was where the majority of the Committee felt that most commercial development should take place. She noted the conference center came up at the Economic Development Committee meeting by a couple of members to think of areas that could use existing facilities and bring more business to make Wolfeboro more of a 4 season community.

Suzanne Ryan suggested the language be clearer.

Vaune Dugan suggested to study and determine a possible location for conference use.

Susan Ryan referred to page 57 at the top, under recommendations, and suggested a graph or chart be included.

Vaune Dugan stated generally, there might be a misunderstanding about what the Master Plan does. The Master Plan puts forth a reading of what the current situation is and then it goes through and lists a number of recommendations and goals to be implemented possibly in the next 10 year period. Essentially, it's a work list for other groups in town, whether it be Codes Enforcement, Fire Department, etc. to bring the goals to fruition over the period of 10 years. So this doesn't say, do this, Filter Bed Road is this, but instead, it describes how we're going to look into it and what direction we'd like to go.

Suzanne Ryan noted there is a direction within the Economic Development chapter. She stated changes in the greater downtown area include expansion and different ways of looking at development. Other chapters include statistical information and suggested this be number one.

Cindy Fournier, resident for 11 years, currently working in hospitality understands the struggles of finding good help. She reiterated the issue of finding a place to live so that folks can work and live in the community. She feels this should be a real focus.

There being no further questions or comments, Chairman Barnard closed the public hearing for the Economic Development chapter.

Kathy Barnard noted the Community Facilities and Arts Culture chapters are packed with good resources and encouraged folks to take a look at these chapters. She commended the Committees for a job well done.

Chairman Barnard opened the public hearing for the Community Facilities chapter.

There being no questions or comments, Chairman Barnard closed the public hearing for the Community Facilities chapter.

Chairman Barnard opened the public hearing for the Arts, Culture, and Heritage chapter.

Matt Sullivan apologized for calling this the Arts Culture and Heritage chapter as it should be labeled the Arts and Heritage chapter.

Anne Blodget, with the Arts and Heritage Commission thanked Matt Sullivan for correcting the title. In terms of the comments regarding the conference center in the Arts and Heritage chapter, there are venues sited which are perfect locations for conferences in many cases. It would be brilliant if this crossed referenced with the Arts and Heritage facilities and venues segment. In terms of cross referencing, if there were cross references in the final document where there are similar comments or coordinating comments it would be really helpful for future reference. For instance, in many places the same thing is discussed but there's no reference to the other chapters. It might require a lot of work, perhaps some of the community would assist in editing.

Mike Hodder seconded Anne Blodget's comment and stated it would be useful if the Board would take this document following the conclusion of this hearing and make a lot of cross references. He suggested recrafting the introduction to draw the reader to where these issues exist.

Vaune Dugan asked if it should read in the form of *see page number*.

Mike Hodder replied whatever form it takes. It's a good document, it's just lacking an overview.

Winona Blake stated there is no mention of a Senior Center in the plan which she believes the town desperately needs.

Matt Sullivan replied it's listed in the Community Facilities chapter.

Mike Hodder confirmed its recommendation #11 in the Communities chapter.

There being no further questions or comments, Chairman Barnard closed the public hearing for the Arts and Heritage chapter.

Chairman Barnard opened the public hearing for the Transportation/Infrastructure chapter.

Kathy Barnard stated the next chapter is Transportation and Infrastructure. This chapter talks about developing a plan that would interconnect town roads including the extension of Filter Bed Road between Varney Road and Pine Hill Road. She noted there were a number of comments at the previous public hearing as well as this evening about safety issues and the impact on the environment.

Chairman Barnard opened the public hearing for the Transportation/Infrastructure chapter.

Bob Berk stated putting the extension of Filter Bed Road in with transportation because it may help with traffic isn't accurate. Currently Goodhue and Hawkins utilizes Friend Street as a means to transport boats back and forth to their storage facility on Filter Bed Road. Friday all the way until Monday trucks and boats are constantly going up and down Friend Street. This street is also used for bikers, walkers, track teams, etc. He noted his concern for safety as he feels it's only a matter of time before something tragic happens, especially if this road is opened up because it's busy enough as a dead end street. He stated you can have as many roads as you want opening up to 109A, it won't change the flow of traffic because people coming into town want to go downtown. So until you get a handle on traffic flow downtown, opening up the roads won't make a difference. Creative measures could be taken to ease the flow of traffic. For instance, a light could be put in for pedestrians to walk so that it goes off every 2 minutes to allow 2 minutes of traffic flow downtown. The bottom line is, opening up Filter Bed Road isn't a good way to ease the flow of traffic.

Barbara Wood questioned what the Board envisions on Filter Bed Road; large businesses or natural resources.

Patty Cook noted disappointment for the bright LED lighting the town is switching to. She stated there is soft LED lighting available.

Suzanne Ryan referred to page 131 and noted concern for sidewalks; no overall plan. She referenced page 137 and commended the Board. Lastly, she inquired about sewer rates.

Matt Sullivan replied sewer rates are used to fund operations of maintenance cost. The long term goal is to ensure that's the case.

Suzanne Ryan stated she feels this needs to be discussed further.

Selectman Linda Murray replied the general maintenance of the system is by the user, capital outlay OR warrant articles are paid for by the tax rate or taxpayer.

Matt Sullivan noted the language was intentional at the Committee level and referred to Brad Harriman for confirmation.

Brad Harriman confirmed that was the intent, the maintenance of the collection system and the plant itself are done by the users. He noted keeping the lake clean, benefits the town.

Mal Blodget stated he wanted to address workforce housing. As a former rental property owner he has seen the sewer rates climb for many years to the point where they exceed a heating bill for a resident. This affects the workforce housing affordability and the Master Plan should address the water and sewer rates before they are intolerable.

Peter Goodwin stated he had a comment pertaining to the recommendations beginning with the words “explore” or “consider” as these are rather generalized terms and the end result of what the Planning Board does is not necessarily related to any of those. To say that you’re going to consider something doesn’t mean that it’s going to happen due to a detailed process. The Master Plan is a very good goal, an idea, but it is not what’s going to happen.

Vaune Dugan referred to page 138 and suggested inserting the word “explore” before “extension of Filter Bed Road and Railroad Avenue.

Mike Hodder recommended striking the word “layout” on page 138 as well.

It was moved by Vaune Dugan and seconded by Mike Hodder to add the words “explore the” in front of the 2 bullet points naming specific roads on page 138. All members voted in favor. The motion passed. 7-0.

Kathy Barnard noted the motion is an attempt to soften this recommendation.

Mike Hodder spoke to the point that Patty Cook raised pertaining to LED lighting and stated if the Board has the authority he recommended this be discussed at a future work session and implemented as he prefers warmer lighting as well.

Matt Sullivan replied the standards allow for some authority but isn’t certain if that includes warm lighting and he will need to look into.

John Thurston questioned if that was for residential and commercial.

Kathy Barnard replied commercial.

Matt Sullivan confirmed and suggested looking at the language and amending if necessary.

Mike Hodder suggested holding a public hearing to get the public’s opinion as well.

Patty Cook questioned who has authority over street lighting.

Matt Sullivan replied the Select Board has jurisdiction while there are certain departmental jurisdictions.

Patty Cook noted 2 towns that she was aware of that have had success doing this and will do some homework.

Paul O’Brien stated the Select Board owns it in the public right of way and does not know if there is a lighting requirement by the state or the feds in terms of lumens or what the color needs to be. The Select Board can look at that and will take whatever recommendations and guidance you have. He noted Huggins made a smart purchase in terms of their lighting as it points downward and is also that soft light mentioned.

Anne Blodget questioned where the Board was at with regard to dark sky compliance.

Matt Sullivan replied the ordinance is oriented around dark sky compliance.

Anne Blodget asked about the unbelievable spotlight seen when looking out over the lake.

Matt Sullivan replied he’s uncertain about jurisdiction in those cases and would need to look into.

Anne Blodget recommended dark sky compliance be included in the Master Plan.

There being no further questions or comments, Chairman Barnard closed the public hearing for the Transportation/Infrastructure chapter.

Kathy Barnard stated the Energy chapter is new and noted comments were made at the last public hearing that there wasn't enough focus on solar. However, one of the Committee members stated there is a lot of focus on solar.

Chairman Barnard opened the public hearing for the Energy chapter.

Christin Kaiser stated there is no mention of internet and inquired about fiber as there's been numerous issues with internet; services are dismal.

Suzanne Ryan referred to page 158 and noted there's a recommendation that the Electric Department prepare and deliver a smart grid plan.

Matt Sullivan invited Paul O'Brien and Energy Committee members to comment on his response to Suzanne Ryan. He stated Mr. Muccio made a statement on record that potentially moving towards renewable energy could drive costs up for existing ratepayers depending upon how energy is purchased and how it's generated in the community.

Paul O'Brien stated think of it this way, if we take in 70 million kilowatt hours of power every year and you cut that in half or take 10% out of that number and we aren't going to remove poles, wires etc. we still have that fixed cost that somehow must recover and maintain. If the demand is then dropped on the electric company, those fixed costs have to be recovered and those fixed costs get recovered by the ratepayer. There is a balance that needs to occur. Today we have 41 customers that have solar panels, the amount of power they produce and contribute back to the grid is miniscule. We can and will try to do as much as possible to encourage solar adoption but that's not going to get us to half of our energy coming from renewable energy resources. Some other ways we might be able to do that would be community solar, conserving, and purchasing renewable energy credits right off the grid. All of those things are going to have cost and what Mr. Muccio is trying to do is get his network as efficient as he possibly can; make it smarter. The question is for the public do we want to go down that path and if we do, we need to be aware of the cost. Regarding the comment on internet, he briefed the Board of Selectman on August 21st and offered to send the presentation to Christin Kaiser. There is good news about internet.

Matt Sullivan stated Mr. Muccio's existing capital program is designed to make some cuts to existing fixed capital costs through voltage conversion.

Paul O'Brien added, Mr. Muccio is investing 5 million dollars over a number of years to reduce the amount of energy lost that's coming across the network. The goal being to have a smart energy future.

Nancy Hirshberg stated she served on that chapter and wanted to note 2 things 1. net metering; the solar users pick up that cost and 2. what we tried to do is set a bold goal, to reduce the cost of energy. The wonderful thing about having our own MED is we can be a lot more flexible, creative and move faster.

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

Kathy Barnard stated the next chapter, Future Land Use discusses the extension of Filter Bed Road, and folks had made comments and noted concerns. On page 178 the Board was asked to consider form based code in the downtown area and at the work session last week the Board was given information on the form based code by Suzanne Ryan.

Matt Sullivan stated the existing recommendation in the document is to explore the feasibility of its implementation in the downtown area only. The reason being, that's the only zoning district in the community that may potentially have uniform design standards that could be clearly delineated. It's an exercise the Board would have to go through and is the only area he'd recommend be explored.

Chairman Barnard opened the public hearing for the Future Land Use chapter.

Meredith Barlow stated she submitted a letter at the last hearing to the board on behalf of some of the residents in that area voicing their concerns. The letter also contained several questions to which she was seeking answers. She thanked the Board for all of the time and effort spent.

Kathy Barnard replied right now it's a recommendations; they haven't started looking into the issues. The Board needs to discuss.

Matt Sullivan stated he would address the questions raised to the best of ability and stated the following:

- Friend Street – uncertain at this time if it would need to be widened as that would depend on what types of development take place.
- Reduced speed limits on sidewalks and prohibiting the use of 'jake' brakes - could be considered by Board of Selectman if this project moves forward.
- Addition of a stop sign at the end of Varney, Filter Bed and Friend Street should be brought to the Board of selectman today as opposed to later date if residents feel it's imminent.
- Great consideration and care would need to take place prior to rezoning Pine Hill Road Development District and determining what uses would take place. Therefore, no changes would be made without meeting and hearing from the residents of Filter Bed Road.
- The Board recognizes this pathway would affect activities and pedestrian traffic.
- Pavement - any road layout or road construction would have to have consideration for natural resources. Any impacts would have to be vetted through the Planning Board/Board of Selectman process. As far as payment, this plan contemplates a town layout; it would be up to the voters to lay that out.
- Timeline - this is not a 2020 project, the Board would need to meet with community to determine how viable this is.
- What types of zoning for this area- no recommendations are being made at this time; the Board would have to study the feasibility of any type of use there and how it would impact the existing residential/commercial character that currently exists there.
- New transitional zone – Bay Street Limited District is a retail/office space focused zone, we also have Pine Hill Road Development District and these are separated by residential district currently. The question is whether or not to have a transitional zone that is somewhat more permissive than the Bay Street Limited Business District but not as permissive as the Pine Hill Road Development District. This would allow a gradient of uses leading out to that more intensive zone.

Meredith Barlow thanked the Board.

Suzanne Ryan stated she wished to address the implementation chart. She referred to page 182/184 and asked the Board to consider rewriting the recommendation to be more general or vague i.e. "Explore routes/connectors to 109A, Pine Hill Road, to provide for alternate access corridors between the greater downtown and 109A." Regarding form based code, whatever is designed would be a way of right. Folks don't want a great deal of change and she noted the importance of the public's involvement.

Barbara Wood stated she hadn't heard mention of the internet i.e. the dead spots in town and the frustration of only having access to one carrier.

Vaune Dugan stated she had a question about format, we went directly from Energy to Future Land Use and there's a whole other chapter.

Kathy Barnard replied that's the Existing Land Use.

Matt Sullivan confirmed and stated in the Existing Land Use there are no recommendations, its literally just data about our Existing Land Use.

Vaune Dugan stated most of the other chapters start with an evaluation of existing conditions and then move toward the recommendation phase and wondered why this suddenly is broken into two.

Matt Sullivan stated it could combine it.

The Consensus of the Board agreed to combine the Existing and Future Land Use chapters.

There being no further questions or comments, Chairman Barnard closed the public hearing for the Existing and Future Land Use chapter.

Chairman Barnard opened the public hearing for any general comments/suggestions.

Suzanne Ryan stated at the Future Land Use section we had a lengthy discussion and used a document completed in 2011 which was an inventory of the town's natural resources. This document cost quite a bit of money to have done. She stated she'd like it mentioned at the end of the Master Plan as a reference/appendix.

Kathy Barnard asked if the Natural Resources Committee asked for it to be referenced in the chapter.

Matt Sullivan noted it is referenced but perhaps Suzanne Ryan is asking for a bit more. It is a very lengthy document and questioned how the Board would like it referenced.

Mike Hodder suggested putting a paragraph in a box stating we have this and this is what it does in the Natural Resources section to draw attention to it.

Peter Goodwin suggested placing it on page 45.

Kathy Barnard noted it has been on the town website.

Matt Sullivan noted the comments made regarding the need for a cross reference portion of this within the recommendations and if the Board chooses to proceed he recommended it be a condition of approval subject to the Board's review.

Mike Hodder stated he doesn't feel the Board is ready to recommend adoption of the Master Plan. It's not finished and need to incorporate quite a few changes.

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

It was moved by Mike Hodder and seconded by Vaune Dugan to defer adoption of the 2019 Master Plan pending further study to October 22, 2019. All members voted in favor. The motion passed. 7-0.

Matt Sullivan asked if the Board will be reviewing a new iteration of the document or discussing the cross references prior to them being placed in the document at the meeting on October 22nd.

Mike Hodder replied the Board should be looking at a new document and seeing if it fits to submit to the public one more time.

Kathy Barnard disagreed and stated at that time it would need to be adopted.

III. Work Session

Matt Sullivan stated he would like to go through the minutes, his notes, and highlight where changes were highly recommended and asked the Board how they would like to proceed with cross referencing.

Vaune Dugan suggested just doing the ones mentioned and saying "see page..."

John Thurston stated it should be a heading in the initial stages that says "cross references..."

Vaune Dugan asked if should be like a table.

John Thurston replied yes.

Matt Sullivan suggested only doing the references in the implementation table where the recommendations are. For instance, add a column in the implementation table that says "applicable chapter references."

Peter Goodwin agreed that's the simple way of doing it.

Vaune Dugan stated if it's all in one place its ideal.

Mike Hodder suggested looking at the whole thing to see how it weaves itself together and if something is to be revealed that wasn't noticed.

Matt Sullivan noted it was recommended to him to develop an overview, and will do now if the Board prefers. He will confer with Steve Whitman.

Kathy Barnard asked to have something at the next meeting.

Matt Sullivan will provide the cross references and overview prior to the next meeting. He noted the next meetings are scheduled October 1st & October 22nd of 2019. On the cross references he won't reference a specific page, only the chapter. He asked if the recommendations/goals should be numbered.

The consensus of the Board agreed to add numbers.

Mike Hodder stated he will provide Matt Sullivan with the Communities Facilities Implementation Table of References.

Matt Sullivan noted he will get that in there.

John Thurston asked if the town owns from the green gate facility up to the basin.

Matt Sullivan replied yes.

John Thurston stated then there is more town ownership than interrupted and discussed earlier in the area of question.

IV. Adjournment

It was moved by Mike Hodder and seconded by John Thurston to adjourn the September 17, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed. 7-0.

There being no further business, the meeting adjourned at 9:18 PM.

Respectfully Submitted,

Cathleen LaPierre

Cathy LaPierre

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

Sign In Sheet

NAME	ADDRESS
Brenda Jore N	6 Long Stack Ln. 03894
LINDA & DAVE GREELY	51 PORT WEDEN RD.
Jen Morgan	33 Abenakee Dr
BRUCE & HARRIET TERKELSEN	42 TAYLOR DRIVE
Becky Arnold	Poplar Island, Lake Westworth
Hearther Pulito	" " " "
Wmونا Blake	10 Filterbed Rd, WB
Bob & Gail Bergquist	21 Friend Street
DAN SCHANDEL	467 N MAIN ST.
Nancy Hirshberg	Clark Rd, Wolfeboro
Muska MacKinnon	3 Westey Lane
James MacKinnon	" "
KIRK GILMORE	50 UNION ST
✓ ✓	160 Elm ST
Brenda E. Breen	9 Holdemore Rd
Gardyn Breen	" "
Ann Stogler	11 Bx
Peter Gilligan	80 Academy Drive
Mal Bloche	360 Pleasant Valley
Carlo Terpin	20 Wyman
Tim Terpin	" "

Sign In Sheet

NAME	ADDRESS
Cindy Fournier	25 Cropley Hill #1 03894
Linda Ball	77 Taylor Dr. 03894
Bruce + Margaret Gifford	15 Crystal Shore Rd
Fernita A. Freund	36 Pt Breeze Rd.
Gretchen Gardini	Taylor Community
Roger Murray	111 Bradlett Rd
S. Ryan	Stonham Rd Avery 2225@icloud.com
Gordon + Mercedes Bonneau	1 Wesley Lane
Bonbau Wood	41 TAYLOR DR
Tray Lucas	130 Pine Hill Rd Apt B 03894
John AGOSTINO	50 UNION ST
Mary Collins	4 Berrywood DR
Lauren Shealy	30 Point Breeze
Susan Fuller	PO Box 1858 Wolfeboro
Susan Goodwin	66 Point o Pines
Cheryl Oles	55 Pleasant St
Van Brockett	22-24 N. MAIN ST
SARA REINEMAN	22-24 N. MAIN ST.
Heidi + Jitz Cogea	458 Catta St.
Christina W. Koen	16 Allen Rd

Sign In Sheet

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To: Kathy Barnard, Planning Board Chairman and Members of the Planning Board

From: Concerned Wolfeboro Residents

Re: 2019 Wolfeboro Master Plan, Future Land Use, page 182 (previously page 156,) Economic Development, #4 Filter Bed Road and #5 Creation of a new transitional zone

We, the residents of Filter Bed Road, Friend Street, North Main Street, Varney Road and Wesley Commons are concerned about the possible change to Filter Bed Road.

Our comments and questions are as follows:

1. Traffic. Already there are heavy trucks, trailers and other vehicles that speed down the middle of Friend Street on to Filter Bed Road and many completely ignore the stop sign. Also Friend Street and Varney Road are used as a bypass to avoid the downtown area. If the Master plan is passed connecting Filter Bed Road to 109A, the traffic flow would greatly increase. As Friend Street is a narrow road, would it have to be widened?
2. If passed, could there be and would there be reduced speed limits, sidewalks, and an additional stop sign at the intersection of Filter Bed Road, Varney Road and Friend Street? Could we stop the use of Jake brakes?
3. The area is zoned residential. Would this allow for a complete change in zoning? At the 2019 Town Meeting a private warrant article was on the ballot to rezone the residential properties on Filter Bed Road to the Pine Hill Road Development District (see attached.) This did not pass at Town Meeting however there is a strong rumor that one of the property owners wants to put in a Contractors Yard. This would definitely increase the heavy vehicle traffic.
4. This also affects pedestrian traffic, bicycle traffic, the use of the trails and the Taylor Communities.
5. The land would have to be cleared from the Goodhue and Hawkins storage facility to Route 109A. The road would need paving from the Waste Water Treatment facility to Route 109A. What are the projected costs? Who will pay for it? What would be the timeline? What about the wetlands on both sides of Filter Bed Road?
6. What type of zoning does the Planning Board recommend for this area and why? Residential or commercial and why?
7. Explain what is meant by the creation of a new transitional zone between Pine Hill Road, Filter Bed Road and the Bay Street.

Please take time to consider the impact the Master Plan would have on this area. This could affect our property values, quality of life and public safety.