

**TOWN OF WOLFEBORO
PLANNING BOARD
August 27, 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

Kathy Barnard stated there are 8 factors to the Master Plan and after each chapter is reviewed, the public will have a chance to discuss. The Board will then consider each comment and proceed to adopt the Plan. However, that is not the end as the Implementation Committee will continue the process.

Matt Sullivan acknowledged the public's efforts in the process and thanked all involved. He referred to the PowerPoint presentation and discussed the following: Agenda, definition of the Master Plan and Schedule, Subcommittees, Engagement, Implementation, Vision, Population and Housing, see attached.

Chairman Barnard opened the public hearing for the Housing chapter.

Kurt Beswick with the Taylor Community, questioned the ability to balance expansion of the Bay Street Limited District and Pine Hill District while protecting residentially zoned areas. He asked if Wolfeboro has a policy pertaining to short term rentals.

Matt Sullivan replied Wolfeboro has long sought to establish what they label as transitional zones between commercial and residential zoning. These transitional zones are then to be a lighter intensity of commercial use. This Plan specifically makes recommendations about the need to look at the transitional zones currently in place and ensure that they are adequately buffering our residential neighborhoods from the more intense commercial uses within the community. The town does not have a policy on short term rentals; data is not available to make a decision whether regulation is appropriate but are aware of the complications associated.

Jen Morgan noted concern pertaining to short term rentals, specifically Airbnb and how they are rapidly taking over rental properties in town. This takes away from the workforce as folks are unable to find a place to live and is curious what the town is planning to do to regulate Airbnb's.

Kathy Barnard replied nothing is currently being done to regulate Airbnb's at the moment and asked Ms. Morgan if she would support that based on her comment.

Jen Morgan confirmed she'd be supportive.

Linda Greely, resides in Port Wedeln, stated there are 7 short term rentals within her association who are required to have business licenses, pay the 9% state room and meal tax and aren't certain if they do. Their license

numbers from the state are supposed to be printed in their ads and they're not. Most of the homes in Port Wedeln are a 2 bedroom septic and the covenants state they are for single residents only. Last weekend, over 30 people occupied a home and police were called numerous times. Two weeks prior, there were 13 families parked on the street staying in a 2 bedroom septic home for 4 days. Is that considered residential use? Septic's/sewers and water runoff are being effected. The noise ordinance wasn't followed as residents were recently forced to listen to profanity and loud music until 2:30 AM. She noted concern for the water in Winter Harbor and quality of life in her association as the covenants aren't being obeyed.

Cindy Fournier, currently residing in a building with 3 units was asked to vacate as it will be turned into an Airbnb like the other 2 units. Living on a semi-retired income it's difficult to find housing in town and feel this is a growing problem for folks who live in the community. Additionally, affordable rentals are not available for individuals from other countries, states etc. who traditionally seek employment during the summer months which affects businesses and the town. Ultimately, she would like to see short term rentals regulated.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Natural Resources chapter, see attached.

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

Kathy Barnard noted the Board may not comment on suggestions or inquiries; however, wanted to assure the public the Board is making notes and will discuss at future meetings.

Anne Blodgett stated in the past, she has recommended Wolfeboro have a water quality manager or water commissioner to better coordinate planning, roads, Conservation Commission etc. and wanted to reiterate as she didn't see anything of the sort in the Plan.

Kathy Barnard stated she believed it was in the Plan.

Matt Sullivan agreed and stated there is a recommendation in the Future Land Use chapter which will be discussed shortly.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Economic Development chapter, see attached.

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

Jerome Holden, owner of JC Signs, recommended focusing development in the Route 28 and 109A area as the downtown central business area is limiting.

Kurt Beswick with the Taylor Community, referenced page 156 and apologized for his previous inquiry as short term rentals were addressed. He expressed appreciation for the support of continued retirement communities as mentioned in the Plan. Filter Bed Road rezoning has been a topic of conversation as there is a great need for access for the types of businesses located in that area. The Taylor Community wishes to ensure whatever is done is thoughtful and if pursued, is offering to partake in further discussion.

Suzanne Ryan inquired about hospitality. She noted a public hearing was held with stakeholders and the public on expanding the number of hotel/motel units. Through that a discussion a question took place pertaining to a conference center and asked where everything stood and to what scale.

Kathy Barnard stated this chapter will be turned over to the Economic Development Committee for initial discussions and any conversations about scale or things of that nature would occur there.

Suzanne Ryan asked what happened with moving forward on expansion of hotel/motels.

Matt Sullivan replied the Planning Board decided not to move forward with that zoning amendment. New visitor numbers may change their perspective and the need for lodging in the community; the conversation certainly is not over.

Mike Hodder stated there is an intermediary step between this public hearing and this document going to EDC for implementation and that is, the Planning Boards discussion of Master Plan and the recommendations in it, in its entirety. This chapter will be looked at along with every other chapter, and this recommendation will be looked at along with every other recommendation by members of the Planning Board. The Board is responsible for issuing the document and consequently will be responsible for each individual recommendation. In April of 2017, the Board held a lodging forum inviting every owner of every hotel, held a round table, listened to what they had to say and heard nothing that they were interested in a larger hotel or in lifting the 50 bed limit. Thus, resulting in the Planning Board voting unanimously in November of that year not to raise the limit of 50 beds. The Board has had a vote, listened to the individuals involved in the business, have input and will be looking at this recommendation closely when it comes time to review this chapter.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Community Facilities chapter, see attached.

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.

Matt Sullivan reviewed the PowerPoint presentation relative to the Arts, Culture, and Heritage chapter, see attached.

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

Paul Vivian from Post 18 with the American Legion stated they are starting a campaign to renovate the building which is on the historical list; it's about to collapse. They wish to renovate, keep its historical character and return value to Wolfeboro. The building could serve as low cost venue for various groups in town (which was done in the past since 1927) and provide a relief shelter to citizens. They hope this will enhance the preservation efforts of the town.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Transportation/Infrastructure chapter, see attached.

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

Rhonda Alden referred to the previous discussion pertaining to the extension of Filter Bed Road. She feels there is conflict within this document under Natural Resources as the goal is to protect large tracks of land and recreational space. The extension of Filter Bed through to Pine Hill Road would in fact cut through a large parcel of land owned by the Wolfeboro Land Bank. Additionally, referencing back to the ballot item relative to the Pine Hill Road Development District she noted the final vote was a 3:1 ratio against that effort which indicates the community does not want expansion in that area.

Jim Nopp referred to the pedestrian and bicycle portion of the Plan and noted it's listed as medium priority and feels it should be changed to high priority for safety purposes.

Ted Morgan, resides on Filter Bed Road, stated he and his wife would be disappointed if the road were changed to extend through to Route 109A and hope it does not happen.

Beth Krainchich, resides on Friend Street, asked if the Filter Bed Road extension would be a straight shot through and if folks would be turning onto Friend Street.

Kathy Barnard replied, it could be.

Beth Krainchich stated the Board discussed minimizing traffic but traffic is terrible now. If businesses are placed in the area, traffic would increase and could be dangerous i.e. tractor trailers attempt to turn. She questioned if the road was wide enough to support that traffic and wonders how that would impact taxes.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Energy chapter, see attached.

Chairman Barnard opened the public hearing for the Energy chapter.

Craig Gemmell, Head of Brewster Academy, thanked the Board and the public for their efforts and involvement with the process. Brewster and Wolfeboro's history are closely intertwined and mutually informing. He felt the language used in the Master Plan in the action items as about Brewster and their future is strongly reflected by the work of the town and residents. He reiterated what Matt Sullivan stated pertaining to the virtues of the future energy goals; we are part of the broader world and agree economically it makes sense to think about what our contribution to the future will be.

Vlado Krainchich stated he felt it odd solar was not mentioned in the energy section. He has heard the town and electric department are potentially reducing incentives to use solar and feel it shouldn't be discouraged.

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

Matt Sullivan reviewed the PowerPoint presentation relative to the Future Land Use chapter, see attached.

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

Chuck Mansfield congratulated and thanked the Board for making a good Plan. He noted concern if Filter Bed Road was extended as he resides on the corner of Varney, Filter Bed and Friend Street. A great deal of folks walk the roads and he fears for additional traffic as it's currently busy; adding to it will largely impact the area. The Pine Hill Road Development District did not pass and truly hopes that isn't brought up again as he believes it would be a bad area.

Judy Crosley echoed Chuck Mansfield's comments thanking the Board for their hard work on the document. She wished to address the zoning on Rte.28 going north of Mass Landing to Rte.109 as folks worked hard to change the zoning to protect the watershed. She wanted to remind the Board that area borders entirely on Crescent Lake and Lake Wentworth.

Kathy Barnard noted the area of redevelopment discussed was in the greater downtown area; Bay Street and Wolfeboro Falls Limited District and Central Business District.

A member of the public distributed a letter pertaining to the expansion of Filter Bed Road, see attached.

Suzanne Ryan questioned mixed uses, primarily page 178 #6 mixed, and asked for clarification.

Kathy Barnard replied form based has not been determined; if they will be doing or not as it was a suggestion. The infill was adding to the Central Business District.

Matt Sullivan stated form based code is a type of land use regulation that focusses more on the esthetic of development rather than the uses that are taking place within. The goal is to get a certain esthetic in a certain area while not restricting what takes place within the buildings that are developed.

Kathy Barnard stated this hasn't been discussed with the Planning Board as of yet.

Matt Sullivan agreed.

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

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

Mark Whitehead, summer resident, complemented the Board for putting together a wonderful document and recommended including global warming within the plan.

Suzanne Ryan stated she wanted to support the person sitting behind her who thanked the Board for giving the public a chance to go online, read the document and come forward with very specific questions.

Susan Fuller addressed the issue of solar and renewable energy and stated the Energy Committee will be working closely with the town to ensure all can be done to encourage and support it.

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

Kathy Barnard asked Board members if they'd like to continue this until the next public hearing.

Matt Sullivan stated the next work session will be September 17th or this can be continued to the next meeting September 10th.

Mike Hodder recommended discussing comments on September 10th and continuing the public hearing until September 17th to give the Board a chance to discuss comments made this evening.

It was moved by Mike Hodder and seconded by John Thurston to continue the Public Hearing for the Master Plan to September 17, 2019 to be held at 7:00 PM in the Great Hall. All members voted in favor. The motion passed. 7-0.

It was moved by Peter Goodwin and seconded by Kathy Barnard to adjourn the August 27, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed. 7-0.

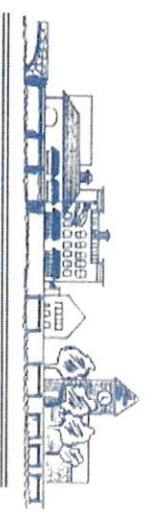
There being no further business, the meeting adjourned at 8:49 PM.

Respectfully Submitted,

Cathleen LaPierre

Cathy LaPierre

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



WOLFEBORO PLANNING BOARD

MASTER PLAN PUBLIC HEARING

08.27.2019

AGENDA

- WELCOME
- WHAT IS A MASTER PLAN?
- 2019 MASTER PLAN DEVELOPMENT PROCESS
- OUTREACH AND ENGAGEMENT OVERVIEW
- IMPLEMENTATION – THE PLAN IN ACTION
- VISION STATEMENT REVIEW
- PUBLIC HEARINGS
 - POPULATION/HOUSING
 - NATURAL RESOURCES
 - ECONOMIC DEVELOPMENT
 - COMMUNITY FACILITIES
 - ARTS, CULTURE, AND HERITAGE
 - TRANSPORTATION AND PUBLIC INFRASTRUCTURE
 - ENERGY
 - FUTURE LAND USE

WHAT IS A MASTER PLAN?

674:2 Master Plan; Purpose and Description.

The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.

WHAT IS A MASTER PLAN?

- What does the community look like today?
- What is happening in the community?
- What will happen in the future?
 - Projections of future conditions and needs
- What is the vision for the future?
- How do we get there?

▪ Goals

▪ Recommendations

	Kickoff and Midterm Forums	Chapter Development	Public Hearing/Adoption
January 2018			
February 2018			
March 2018			
April 2018			
May 2018			
June 2018			
July 2018			
August 2018			
September 2018			
October 2018			
November 2018			
December 2018			
January 2019			
February 2019			
March 2019			
April 2019			
May 2019			
June 2019			
July 2019			
August 2019			

August 2019

Public Hearing/Adoption

MASTER PLAN SUBCOMMITTEES

- Housing, Population, Economic Development (Kathy Barnard)
- Natural Resources (Peter Goodwin)
- Energy (Paul O'Brien)
- Transportation and Public Infrastructure (Brad Harriman)
- Arts and Heritage (Vaune Dugan)
- Community Facilities (John Thurston and Mike Hodder)
- Future Land Use (Kathy Barnard)

MASTER PLAN SUBCOMMITTEES

Arts and Heritage

Vaune Dugan
Jeanette D'Onofrio
Anne Blodget
Jerome Holden
Gene Denu
Maggie Stier
Ronn Bronzetti
Cindy Melanson
Brenda Jorett

Natural Resources

Peter Goodwin
Chris Franson
Joyce Davis
Dan Coons
Suzanne Ryan
Steve Durgan
Dave Senecal
Carl Crosley

Housing, Economic Development, Population

Kathy Barnard
Roger Murray
Cindy Melanson
Rich Masse
Lynne Palmer
Kathy Tetreault
Alan Harding
Jim Kimberly
Steve Durgan
Jeff Ouellette

Future Land Use

Kathy Barnard
Cindy Melanson
Joyce Davis
Ken Perry
Patty Cooke
Susan Replier
Roger Murray
Bill Peterson
Suzanne Ryan

Energy

Paul O'Brien
Susan Fuller
Bruce McCracken
Susan Goodwin
Mary DeVries
Nancy Hirschberg
Elissa Paquette

Transportation/ Infrastructure

Brad Harriman
Linda Murray
Alison Wilson
Reed Marbury
Blair Moody
Paul Whalen

Community

Facilities

Mike Hodder
John Thurston
Paul Whalen
Linda Murray
Aaron Morrissey
Justin Marbury
Dave Senecal
Julie Jacobs

ENGAGEMENT: BY THE NUMBERS

- Kickoff Forum:
 - February 2018
 - 70 Participants
 - 100's of Comments
- Midterm Forum:
 - August 2018
 - 50 Participants
- 220 Document Pages
- 7 Plan Subcommittees
- 55 Subcommittee Members
- ~90 Meetings
- +1,000 Meeting Hours



IMPLEMENTATION: THE PLAN IN ACTION

■ A GUIDE

- **FORMATION OF IMPLEMENTATION COMMITTEE**
 - **SUBCOMMITTEE OF PLANNING BOARD**
 - **WORKS WITH RESPONSIBLE PARTIES TO ACCOMPLISH RECOMMENDATIONS**
 - **WORKS TO REVIEW PRIORITY AND ENSURE ACCOUNTABILITY**
- **USE OF CHAPTER FOR COMMITTEES (AG, EDC, CIP, OTHERS)**
- **UPDATE TO POPULATION CHAPTER IN 2021**
- **DEVELOPMENT OF WATER RESOURCES CHAPTER**

IMPLEMENTATION: THE PLAN IN ACTION

ZONING RECOMMENDATIONS

- **REVIEW AND DEVELOPMENT BY PLANNING BOARD**
- **PREPARATION OF WARRANT ARTICLES**
- **PUBLIC HEARINGS**
- **WARRANT ARTICLE (TOWN VOTE)**

REGULATORY RECOMMENDATIONS

- **REVIEW AND DEVELOPMENT BY PLANNING BOARD**
- **PREPARATION OF WARRANT ARTICLES**
- **PUBLIC HEARINGS**
- **PLANNING BOARD VOTE**

VISION

Wolfeboro is the premier community in the Lakes Region to live, work, and visit. It is a community that is sensitive to, and protective of, the environment, particularly its abundant water resources; is visually appealing; preserves the qualities of its village and rural character; is safe; and provides quality, year-round economic and recreational opportunities for people of all ages.

Wolfeboro is a regional center for tourism, recreation, culture, retirement living, specialized health care, education, and a desirable, year-round community for families and households of all ages and income levels.

CHAPTERS



POPULATION AND HOUSING: PURPOSE

In order to offer housing opportunities for all present and future residents diverse housing types need to be available. Diversity of housing types exist in Wolfeboro such as large waterfront houses, historic homes, manufactured housing, condominiums, traditional single-family homes, housing for the elderly and workforce housing. However, there is a lack of rental housing that would benefit all segments of our population. Since a large portion of Wolfeboro is zoned for residential use, the Town needs to ensure it has ample opportunities for safe, affordable, quality housing for all of the population while maintaining the existing character of the Town and its neighborhoods

POPULATION AND HOUSING: TOPICS

- Population Change
- Age Demographics
- School Enrollment Trends
- Education and Income
- Housing Types
- Housing Vacancy
- Housing Costs
- Development Trends (Building)

POPULATION AND HOUSING: ACTIONS

- Protect character of existing neighborhoods
- Review densities in zoning districts to ensure they are consistent with development capacity and environmental goals
- Ensure zoning allows for development of multiple housing types, rental, single-family, etc.
- Review Conservation Subdivision Ordinance
- Continue to monitor impact of new development on water and sewer capacity
- Regularly review Impact, Sewer, and Water Fees

PUBLIC HEARING



NATURAL RESOURCES: PURPOSE

The abundance of natural resources plays a major role in the quality of life in Wolfeboro. Both residents and visitors appreciate and enjoy the natural beauty and recreational opportunities provided by these resources. It is therefore imperative that these natural resources are preserved for all to enjoy.

NATURAL RESOURCES:

TOPICS/RECOMMENDATIONS

- Enhancing Water Quality (Clean Waters)
- Encouraging Regional Cooperation
- Enhancing Forest Protection Efforts
- Maintaining Unfragmented Lands
- Improving while Preserving Recreational Spaces
- Focus Conservation Land Management
- Ensure Road Corridor Integrity is Protected
- Encouraging Agricultural Uses
- Improving Organizational Partnerships

PUBLIC HEARING



ECONOMIC DEVELOPMENT: PURPOSE

The town's economic development policies must consider the importance of the Greater Downtown Area as the center for economic, civic, cultural and tourism activities while equally considering the high value placed on protecting the area's natural, physical and historic features as well as the pedestrian-friendly nature of the area. Encouraging the expansion of existing businesses and supporting infill development would meet this purpose.

The opportunities for more economic growth with year-round employment in fields such as health services, education, light industry and similar businesses should be considered in identified developable areas.

ECONOMIC DEVELOPMENT: ACTIONS

- Strengthen year-round economy through marketing and promotion
- Address needs of existing businesses
- Encourage new business that are not impactful to natural resources
- Review redevelopment opportunity areas
- Focus development efforts on Greater Downtown Area (Central Business, Bay Street, Wolfeboro Falls)
- Expand Hospitality
- Foster Partnerships w/Businesses and Large Institutions

PUBLIC HEARING



COMMUNITY FACILITIES: PURPOSE

Our vision for Wolfeboro for the coming decade is of a town with the right number of well maintained facilities to provide the level of service required by its residents and rate-payers.

COMMUNITY FACILITIES: ACTIONS

- Plan for maintenance of existing facilities
 - Utilize capital reserves
 - Develop asset management plans
 - Improve Town maintenance support
- Plan for new and expanded facilities
 - Public Safety Services Facility
 - Electric Generation Building
 - Community Center
 - Dockside Docks
 - Pop Whalen Arena
 - Libby Museum
 - Beaches
 - Public Private Partnerships
- Gazetteer

PUBLIC HEARING



ARTS, CULTURE, AND HERITAGE: PURPOSE

Wolfeboro is a community that has developed a diverse approach to the arts, culture and historical assets, and is increasingly committed to enhancing these elements to benefit our quality of life and strengthen our economy. The purpose of writing this chapter is to establish arts, culture and heritage priorities for the town and to provide guidance to departments, other boards and commissions, and community organizations who can work together to accomplish these goals.

This document should reflect our unique and cherished history, heritage, and the power of the arts to humanize. It should acknowledge the influences of 21st century life, ideas and technology, and offer a road-map to integrate the past and present. Our intention is to enhance the positive impacts of arts, culture, and heritage, both town-wide and on a regional level, to strengthen our community and enhance its economic viability.

Our community will be more authentic, competitive, and differentiated from others if we support these efforts.

ARTS, CULTURE, AND HERITAGE : ACTIONS

- Make information about activities easily accessible:
 - Events Calendar
- Foster awareness of assets:
 - Mapping and inventory of historical resources
 - Support of Historical Society
- Encourage Preservation of Historic Character
 - Building Codes and Incentive Programs (79-D, etc.)
- Develop arts and culture offering all seasons of the year
 - Increase use of Town spaces
 - Encourage shared promotion of events and collaboration for marketing opportunities
- Expand offerings for education about arts and engagement with youth
- Support Enhancement of Downtown and Gateway Areas
 - Trees and Street Beautification

PUBLIC HEARING



TRANSPORTATION/INFRASTRUCTURE: PURPOSE

The Town strives to design, build, and maintain the best infrastructure possible. It will commit to finding fiscally and environmentally responsible ways to manage its infrastructure, always mindful that it has a direct effect on our lakes, economy, and the character of Wolfeboro. The Town must develop and implement proactive asset management planning and capital reserve funding strategies in order to ensure its infrastructure remains dependable and innovative.

TRANSPORTATION/INFRASTRUCTURE: ACTIONS

- **Address roadway deficiencies**
- **Provide access for pedestrians and bicycles (focus on Greater Downtown area)**
- **Minimize traffic impacts of new development**
- **Examine feasibility of new connections**
- **Upgrade/replace/maintain sections of the wastewater disposal system/ensure compliance with the State AOC**
- **Provide clean and safe water efficiently while meeting all state and federal environmental regulations**
- **Protect and formalize seasonal AND private water lines**
- **Monitor and update water rates and fees**

TRANSPORTATION/INFRASTRUCTURE: ACTIONS

- Updates to Hazarding Mitigation and Emergency Operations Plans
- Develop and maintain asset management plans for:
 - Docks
 - Boat Ramps
 - Sidewalks
 - Parking Lots
 - Sidewalk Recommendations
 - Stormwater System
 - Trees and Rights of Way

PUBLIC HEARING



ENERGY: PURPOSE

The Wolfeboro Energy Chapter for 2019-2029 builds on the work of the Town Energy Committee established in 2007. It is intended as a forward looking blueprint for investments and activities that will ensure a reliable and efficient energy future for Wolfeboro. The goal is to incorporate technology and best practices into all sectors (municipal, business and residential) of our town's economy, being mindful of our environmental responsibilities and evolving energy needs, while striving to reduce costs and improve efficiencies.

ENERGY: ACTIONS

- Reduce overall town government energy use by 40% from 2019-2029
- Achieve a town-wide goal of 50% renewable sources of electricity by 2029
- Develop a 10 year plan for Municipal Electric Dept. to keep current with new technology and changes in energy demand and supply
- Track municipal energy usage comprehensively and issue Annual Energy Report Update
- Promote land use development and re-development policies that encourage efficiency and conservation
 - Denser, mixed use development in Greater Downtown
- Provide educational opportunities for residents, businesses and town officials and employees re: benefits of reduced energy usage

PUBLIC HEARING



FUTURE LAND USE: PURPOSE

The Future Land Use Chapter provides a guide for the thoughtful stewardship and orderly planning for our community. The Town's guiding principle must be the protection of Wolfeboro's natural resources and the aesthetics of our built environment. It provides for the protection of the town's natural resources with careful consideration of the community's fragile land, wetlands, viewsheds and water resources that define its character, quality of life and desirability. Opportunities for development, redevelopment and residential growth need to be considered and consistent with the guiding principle.

This chapter takes into account the goals and recommendations of the Master Plan committees, the results of the 2016 Master Plan Community Survey and input from the many stakeholders who have participated in the public forums and development of the Master Plan.

FUTURE LAND USE: ACTIONS

Goal Categories:

- **Water Quality Protection**
- **Open Space Protection**
- **Community Character**
- **Housing**
- **Economic Development**
- **Redevelopment Opportunities**
- **Gateway Enhancement**
- **Transportation**

GENERAL PUBLIC HEARING

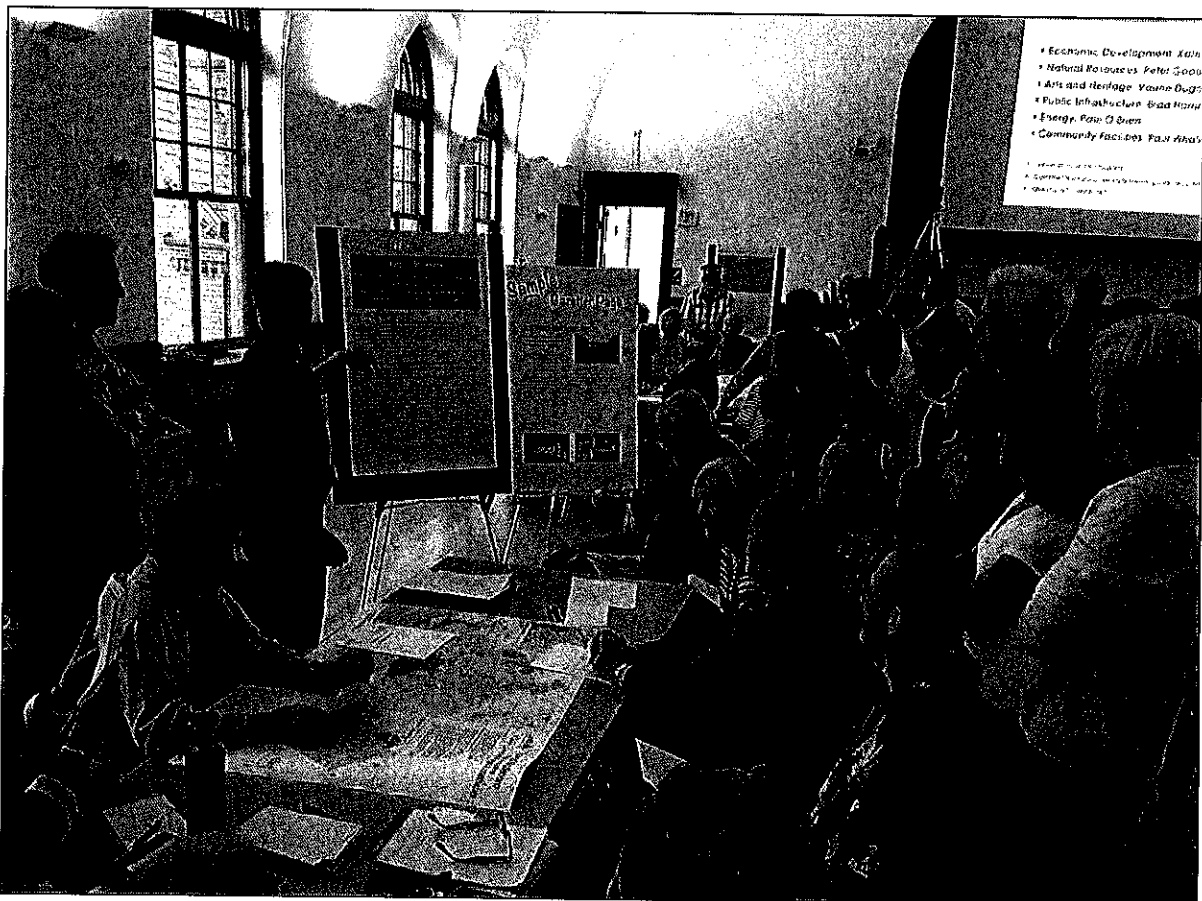


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11. Implementation



INTRODUCTION

Wolfeboro is a tourist destination and regional hub for economic activity and community services in the eastern portion of the lakes region. Fluctuations in the total and seasonal populations of Wolfeboro impact the local economy, land use, population density, demands on the town's community facilities and services, and traffic patterns. As the town's population changes over time, flexible approaches to land use planning should address the needs of Wolfeboro residents and visitors while also protecting and enhancing the town's character.

HOUSING

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Protect the character of existing residential neighborhoods and consider strengthening the existing residential zoning standards if necessary.	PB	H	
Review the existing Conservation Subdivision Ordinance to determine if changes are needed to the ordinance in order to encourage its use and to ensure the purpose of the ordinance is being met.	PB	H	
Review the Affordable Nonprofit Workforce Housing ordinance and the Inclusionary Zoning Ordinance, which allow for a diverse supply of housing types and increased density for housing units, to ensure the development standards and procedures are realistic to allow these types of residential development.	PB	H	
Consider more development in the Village Residential District especially in areas with existing sidewalks.	PB	M	
Goal: Create opportunities to allow development of a more diverse housing stock, which includes homeownership and rentals for people of all ages and income levels.	PB	H	
Review and consider increasing the residential density requirements for a variety of housing types in areas with sewer and water in the Central Business District, the Wolfeboro Falls Limited Business District and the Bay Street Limited Business District.	PB	H	
Develop a policy for the extension and upgrade of the Town's water and sewer within the existing service areas in order to meet the demand for residential development and further protect our water resources. Study and coordinate with developers the feasibility of the extension of the public infrastructure beyond the existing service area.	DPW	M	

Goal/Recommendation	Responsible Party	Priority	Status
Continue to support the development of permanent affordable housing through cooperation with nonprofit housing corporations and private housing developers.	Planning Dept.	M	
Recognizing that there is a need for a congregate living facility or a continuing care facility at an affordable price, develop a zoning ordinance or overlay zone to allow this type of use.	PB	H	
The Town should coordinate with local employers to develop a process for understanding employees' housing needs.	Planning Dept.	H	
Goal: Develop a policy for the extension and upgrade of the Town's water and sewer within the existing service areas in order to meet the demand for residential development and further protect our water resources. Study and coordinate with developers the feasibility of the extension of the public infrastructure beyond the existing service area.	PB	H	
Goal: Develop a policy to review housing development costs, which include water and sewer hook up fees and impact fees, and develop fees based on capital, maintenance, and installation costs. Include a provision to waive or reduce the fees with specific criteria.	PB	H	

NATURAL RESOURCES

Goal/Recommendation	Responsible Party	Priority	Complete
Goal: Keeping our Waters Clean			
Continue looking at salt use on roads and how it relates to water quality and then use best management practices as they evolve over time.	PB, CC, DPW, SB	M	
Procure conservation easements to protect aquifers which may be aided by grants from the State or other sources.	CC	H	
Ensure that agricultural and timber harvesters are using best management practices.	SB, AC	H	
Work to protect, through easement or purchase, the entire watershed to the town's water supply.	DPW, BOS	H	
Ensure that the aquifer protection districts are delineated and also being protected with updated data.	PB	M	
Support increase oversight and coordination of storm water management based on the increased number of these projects.	DPW, BOS		

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Support existing watershed planning efforts on Lake Wentworth, Crescent Lake, Rust Pond, Mirror Lake, Wolfeboro Bay, and Winter Harbor and develop plans for the parts of the watershed that are not presently under study.	BOS, CC	H	
Ensure that future development has an adequate supply of water and the ability to dispose of waste for commercial and self-contained sites.	PB, DPW	M	
Update the lists of large above ground and below ground oil storage tanks as well as hazardous waste sites.	PB, BOS	M	
Increase the support of the Lake Host Program that protects our lakes from invasive species.	BOS	M	
Put labels on the town's storm drains to educate the public that they take pollutants directly into our waters.	DPW	M	
Update site specific soil mapping for erodible soils associated with the steep slopes ordinance to the regulations that protect our water quality and use these for new development proposals.	PB	M	
Create regulations regarding pumping water from our lakes and streams for such things as sales to people filling swimming pools.	PB, BOS	M	
Revisit shoreline regulations with regard to boat houses and heights of buildings.	PB	M	
Goal: Working in a Regional Manner			
The Town must communicate with neighboring towns and non-profit entities to deal with regional issues to protect unfragmented lands on a regional basis.	CC, PB	H	
The Town must continue collaborating with local land trusts to conserve important natural resources within the town borders.	CC	H	
The Town must continue to work with State and regional groups that help steward, manage and protect water resources.	BOS, PB, CC, DPW	M	
Goal: Protecting Our Forests			
Get information on BMPs to landowners when they file an "intent to cut" so that the landowners better understand the process and make sure that they get appropriate benefit from the timber sale and prevent degradation of their land.	Planning Dept., Assessing, BOS	M	
Utilize a Town Timber Monitor to make sure that timber harvests are done according to regulation.	BOS	M	
Implementation			

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Keeping Land Unfragmented			
Continue to encourage landowners to keep large tracts of land undivided through means such as current use. This can be done through publicity about the benefits to the public at large and through interaction with landowners who can take advantage of "current use".	PB, BOS	M	
Maintain the integrity of regulations relating to development on Class 6 roads to reduce fragmentation of land as these roads generally are in sparsely developed areas.	PB, BOS	H	
Develop regulations to limit the length of any development along Class 6 roads.	PB, BOS	M	
Encourage Best Management Practices throughout the permitting and developing processes.	PB, Planning Dept.	M	
Identify land which is most important to protect our natural resources so that the town and non-profits can be proactive about purchasing these lands or gaining easements on them.	CC	M	
Get input from the public about what factors, (such as water quality, open space or agricultural lands,) they most value about our community. This should then be used by the Conservation Commission and the Planning Board to develop plans to further protect these resources. The factors can be used to develop a co-occurrence model for conservation.	PB, CC	M	
Develop wildlife protection area maps to guide subdivision development during the planning process.	PB, CC	L	
Evaluate present conservation subdivision regulations to see if they protect our natural resources.	PB	M	
Goal: Maintaining Recreational Opportunities			
Develop a plan based on historic use and projected use to improve and protect existing recreational, natural and cultural resources. Develop new facilities and programs to meet the future needs of town residents.	BOS, P&R	H	
Develop plans to ensure that our public beaches are not degraded by overuse and also ensure that Wolfboro residents are able to access these resources.	BOS, P&R	H	
Develop plans for protecting our boat launches and town docks for future generations.	DPW	M	
Continue to provide needed facilities for our trails and recreational areas such as the Foss Field pavilion and the Abenaki Ski Area Lodge, but also look to providing appropriate facilities at other trailheads and recreation areas.	BOS, P&R	M	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Update the signage on trails so that the public can easily understand how to get the most enjoyment out of their experience.	P&R, CC	M	
Develop town-wide map/layer of the trail system and access points with clear delineation of acceptable uses and difficulty level of each trail. This should include parking information as well as boat launch sites.	CC, P&R, PB	M	
Continue to work to protect access to town owned properties and popular recreation areas through purchase or easement so they are not blocked off by private landowners which would prevent the public from accessing them.	CC, BOS	M	
Encourage further development of trails and paths on public and private lands to provide recreation opportunities for young and old. As an example, it might be possible to create a trail from the Nick to the Cotton Valley Trail so people could travel from town to the Nick on foot or bicycle off the main roads. Expansion of other summer and winter trail systems is possible.	BOS	L	
Develop and implement a plan to streamline trash bin collection and recycling in public spaces so that our residents and visitors know that we care about keeping our town clean and are thinking about recycling.	DPW, P&R	L	
Goal: Protecting Town Properties for Generations to Come			
The town should look to finding appropriate uses for underutilized town properties such as constructing new trails.	BOS, CC, P&R, DPW	M	
Increase the number of town owned forests and other forest areas protected by conservation easement.	CC	M	
Increase the number of town owned forests and other forest areas protected by conservation easement.	CC	M	
Work toward having all town owned forest lands protected by conservation easement.	CC	M	
Develop an asset management plan for town owned lands so that long range planning can be done for these properties.	BOS, CC, PB	M	
Develop improved monitoring strategies by professionals for lands protected by the Town so as to prevent more "duties" for the Conservation Commission.	BOS, CC	M	

Implementation

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Keeping Our Roads Beautiful			
Protect and maintain our town's gardens and the trees and stone walls along our roads, paths and in the town center.	PB, CC, BOS, DPW	M	
Support maintenance of vistas through helping owners to keep open fields.	BOS	L	
Continue to implement the State's scenic road law and the Town's scenic road policy.	PB, DPW	M	
Hold a forum to get input from community members regarding design standards for viewsheds and determine how they might be protected while insuring that the rights of land owners are protected through reasonable regulation.	PB	M	
Look into whether other town roads would benefit from scenic road designation.	PB	M	
Update and keep a tree survey of town trees.	BOS	M	
Goal: Supporting Agriculture			
Through education, help stakeholders to understand Best Management Practices (BMPs) for forests and farm fields as well as the tax incentives that are available to them. This should be done through forums, pamphlets and encouraging contact with the available extension services.	AC, SB	M	
Identify and map active and traditional farmland and provide resources to assist in their viability such as reinvigorating and supporting the agricultural commission.	AC	M	
Investigate demand for and feasibility of having a town garden for residents.	AC	L	
Goal: Continue Present Programs that Protect Natural Resources			
Continue to maintain protection for vernal pools which has been the subject of recent warrant articles and assist the Conservation Commission in doing this extra monitoring.	BOS, CC	M	
Make every effort to follow up on restrictions placed during the permitting process through oversight by town officials.	Planning Dept.	H	
Continue to support the control of aquatic and terrestrial invasive species and increase the signage at boat launching areas to educate the public about invasive species especially in "non-standard" launching sites.	BOS, DPW, Milfoil Committee	M	
Continue to regulate the development of commercial properties and private properties to protect our natural resources.	PB	H	

ECONOMIC DEVELOPMENT

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Strengthen Wolfeboro's year-round economy by identifying and addressing the needs of existing businesses and encouraging new businesses in areas identified for economic development that are not detrimental to the Town's natural resources.			
Designate the Town Manager and the Town Planning and Development Director to be a proactive team to promote economic growth in town.	Town Manager, EDC, BOS	H	
Create an Economic Development Director position within local government to enhance the organizational structure and authority of the EDC in carrying out the town's economic development agenda.	Town Manager	M	
Update the existing publication "Doing Business in Wolfeboro" under the guidance of the Economic Development Committee. Publish a shorter, one-page document, with simplified language.	Chamber, EDC	M	
Explore use of Community Revitalization Tax Relief Incentive (RSA 79 – E).	EDC, BOS	H	
Review existing nonconforming uses in Town to determine if the existing zoning ordinance allows for reasonable improvements and growth.	PB	M	
Encourage conversion of unused commercial space to innovative work environments such as co-working spaces.	PB	H	
Work with EDC to monitor existing and future economic development trends and conditions and explore their impact on Town policies and regulations through joint sessions with the Planning Board.	EDC, PB	H	
Improve partnerships and communications with the Town's largest employers such as Brewster Academy, Huggins Hospital and the Governor Wentworth School District.	EDC, Town Planner	H	
Support museum facilities and planned future expansion efforts by promoting Wolfeboro as the "Museum Hub" of New Hampshire.	EDC, PB, Chamber	H	
Provide technical assistance to existing businesses that may require additional capital or want to expand by building partnerships with organizations such as WEDCO, SCORE and others who provide such services.	WEDCO, Town Planner	M	

Implementation

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Review areas in Town that may be suitable for development or redevelopment which will not adversely impact existing residential areas and the Town's natural resources.			
Analyze and review opportunities/areas for development by using a specified set of criteria such as: existing zoning, existing uses, community needs, infrastructure access/availability, and environmental constraints or vulnerabilities.	PB, Town Planner	H	
Consider expanding the boundaries and use-allowances of the existing Residential Institutional Overlay District.	PB	M	
Promote business expansion and development through the use of positive site development models based on existing businesses in Town.	Town Planner	M	
Goal: Maintain and enhance retail, civic, and cultural economic development efforts in the Greater Downtown Area which includes the Central Business District, Bay Street Limited Business District and Wolfeboro Falls Business District to be the main retail/business area in Town.			
Review the permitted uses in the Greater Downtown area to make certain the area has a variety of retail, commercial, civic and cultural uses and the mixed use character is maintained for year round vitality.	PB	H	
Review existing sidewalks and study the need for new sidewalks in order to maintain and promote the walkability of the Greater Downtown area.	DPW	M	
Develop a plan for the Greater Downtown pedestrian loop that establishes connectivity between Mill Street, Bay Street, Elm Street, and Center Street destinations such as the Dockside area, Bay Street and Center Street businesses, and recreational opportunities at Front Bay Park.	DPW, PB, SB	M	
Continue to explore ways to improve the management of existing parking for the benefit of visitors and employees in the downtown area. Review signage, maps and other platforms directing people to public parking and improve where necessary.	BOS, Chamber, DPW	H	
Encourage businesses to have their employees park outside the immediate downtown area and ask businesses to allow use of their private parking lots by the public when the businesses are not open.	Chamber, PB, PD	M	
Expand the Town docking facilities to increase boat parking capacity and increase economic development.	Town Dock Comm, BOS, DPW	H	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Continue to improve restroom quality and availability in the Greater Downtown.	Restroom Committee, BOS, DPW	H	
Develop monitoring and tracking system for downtown commercial space vacancy/availability as a method for measuring downtown economic development health.	EDC, Town Planner	M	
Goal: Expand hospitality opportunities in Town to further lengthen the tourism season.			
Study and determine a possible location for a conference center.	EDC	H	
Building upon prior study, consider the need for more lodging facilities and lodging facilities with more rooms than are presently permitted by the zoning ordinance that would provide more options for tourists.	EDC	H	
Goal: Evaluate and improve infrastructure availability to encourage economic development including Wolfeboro becoming early adopter of developing technologies in broadband communications.			
Promote Wolfeboro as a place offering the resources and infrastructure to support remote work, small-workgroup collaboration, and co-working environments such as the proposed GALA makerspace.	EDC	M	
Provide the proper technology to help existing and new businesses provide more opportunities by expanding more reliable and faster broadband services for better coverage and take the necessary steps to make certain these services are provided.	BOS (Information Systems Advisory Committee)	H	
Work with telecommunications providers and other stakeholders to improve wired and wireless broadband availability, capacity, and speeds to encourage economic development activities and telecommuting practices	BOS (ISAC)	H	
Explore the siting of information-based enterprises such as call centers, data processing facilities, and service centers.			
Continue to monitor and study pricing of utility services to mitigate negative impacts to business retention, expansion, and attraction.	BOS	L	
Goal: Encourage workforce development by developing and enhancing partnerships with the business community, school systems, and institutions of higher learning.			
Research and develop a plan for bringing training expertise to this area to develop the trade skills needed to support appropriate economic growth and encourage participation of local youth.	GWRSD, EDC, Chamber	H	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Identify ways plan to engage businesses with students (service projects, internships, job training programs) and include representation from medical, education, hospitality, and service entities.	GWRSD, EDC, Chamber	H	
Identify ways plan to engage businesses with students (service projects, internships, job training programs) and include representation from medical, education, hospitality, and service entities.	GWRSD, EDC, Chamber	H	
Goal: Develop and implement a marketing plan that identifies and expand the year-round opportunities of Wolfeboro.			
Encourage use of the Great Hall at the Wolfeboro Town Hall.	Friends of the Town Hall	M	
Promote year-round multi-use of the Cotton Valley Rail Trail to bring businesses into the Greater Downtown	EDC	M	
Expand the use of the Abenaki Ski Area and Pop Whalen Arena for other activities when the ski area and ice arena are not in use. Additional biking and multiuse recreational trails need to be provided.	P&R, EDC, FOA	H	
Increase the number and promotion of cultural, sporting and special events.	EDC, P&R Chamber	H	
Develop an organizational team that includes representatives from key recreational groups.	P&R	M	
Encourage people to shop and buy local	Chamber	H	

COMMUNITY FACILITIES

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Plan for efficient maintenance of existing facilities.			
Establish capital reserve funds for facility upgrades or purchases costing \$100,000 or more.			
Establish asset management plans for all Town facilities.			
Encourage close and receptive communication between department heads and the Board of Selectmen, the Budget Committee, and the Town Manager during the budgetary process.			
Establish a new Town facilities maintenance position.			
Establish a Town facilities maintenance department.			
Goal: Plan for newly constructed or expanded facilities.			
Resolve Police and Fire/Rescue facility needs considering current and alternate locations and unified or separate housing.			
Fund and respond to a feasibility study for re-use of the Electric Generation building.			
Fund and respond to a feasibility study for the site of the current Community Center.			
Fund and respond to a feasibility study for the Fire & Rescue Department substation.			
Expand the Dockside Docks to provide more dock space.			
Develop the Pop Whalen Ice Arena into a four season recreation center.			
Wherever feasible support new or expanded facilities projects by public/private partnerships			
Study expansion and site improvements for the Libby Museum of Natural History.			
Continue to evaluate demographic trends to see if additional facilities are needed in the future.			
Make Town owned beaches as ADA accessible as is practically possible.			
Establish a new multi-age Community Center with an emphasis on Senior needs.			

Implementation

ARTS, CULTURE, AND HERITAGE

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Make information about arts, culture, and heritage activities easily accessible and readily available to all who seek it, building audiences and encouraging economic investment.			
Create a central staffed location to welcome visitors, orient them to the community, and provide information on its arts and culture opportunities. Explore a potential location such as the Railroad Station and/or Freight Shed for such a center.	Chamber, EDC, Heritage, BOS	H	
Form a task force to recommend the best means to launch a comprehensive Town Events Calendar, that would include all arts/culture/heritage events. Consider paying for it by advertising "featured events."	BOS, EDC	H	
Hire a professional administrator to coordinate and maintain this comprehensive Town Calendar and to interface with organizations and websites that also promote Wolfeboro arts and culture.	BOS, Town Manager	H	
Goal: Foster community awareness of our historic, artistic and cultural assets and build appreciation for maintaining and enhancing them as an important part of our community character and overall economic development. As the world becomes more generic, we retain our soul.			
Identify major historic structures, public art, and places of significance, and communicate their stories to the public through various means such as newspaper articles, website or blog postings, social media and public programs.	Heritage, Partners	H	
Use the town website to provide historic maps, and info on walking tours, historic markers and publicly-owned designated historic buildings (National Register of Historic Places, State Register).	Heritage, Partners	H	
Support and assist the Historical Society in its mission to collect and care for the town's collective material culture, and as a place for research and education.	Heritage	M	
Goal: Manage growth and change in all town decision-making processes to honor our historic character and encourage its preservation.			
Support, educate and empower town professionals to grant code compliance relief whenever possible to encourage new investment in the rehabilitation of significant historic structures.	PB, CEO, Heritage, FD, Town Manager	H	
Find new uses for vacant or underutilized town-owned historic properties such as the municipal electric building, Freight House, RR station, and water pump house on Elm Street, and invest in their rehabilitation.	BOS, Town Manager, Heritage	H	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Propose Architectural Standards for inclusion in the Site Plan Review process administered by the Planning Board.	PB, CEO, Heritage, FD, Town Manager	H	
Establish a budget for the Heritage Commission so they can lead by example, taking on specific preservation efforts on behalf of the town, providing educational programs in history, historic places and architecture, and advising other town bodies on regulatory or operational matters.	BOS, Heritage, Budget	H	
Explore new regulatory tools and procedures that can be used to protect and preserve historic structures. Build community support for adopting these measures, then promote and encourage their use.	Heritage	M	
Goal: Develop the offerings of Wolfeboro's arts and culture scene to provide activities and events in all months of the year, in various locations, and at various times of the day to accommodate the broadest range of people possible and attract new tourism.			
Encourage and promote many diverse venues for events and gatherings.	IT, EDC	M	
Encourage collaboration; link businesses to events. Create shared marketing opportunities.	IT, EDC	H	
Make it easier to get a permit for small scale events/arts, to encourage spontaneity and creativity.	BOS	H	
Promote and increase arts activity in the downtown through collaboration and shared promotion.	EDC, Chamber, Partners	M	
Encourage increased use of all Town venues including the Great Hall for community events by raising awareness of potential users.	Town Manager, BOS	M	
Goal: Gain an understanding of Wolfeboro's historic resources including location, age, and sensitivity.			
Create and maintain an inventory of historic resources in Wolfeboro.	Heritage	H	
Goal: Expand educational offerings and provide greater visibility for classes in the arts, including for young people.			
Support and promote an Arts Education Fund.	IT, Schools	M	
Promote classes and learning opportunities in all artistic pursuits including music, graphic arts, sculpture, design, craftwork, and performing arts.	P&R, Schools, Partners	M	
Improve the town website to promote opportunities and events for those under 21, including volunteer and internship opportunities, available grants and scholarships, jobs, activities and events.	IT, BOS, Schools	H	
Goal: Support the enhancement of the Downtown and Gateway Areas of Wolfeboro.			

Implementation

Goal/Recommendation	Responsible Party	Priority	Status
Promote street beautification through the Public Works Department, Garden Club, and local businesses and property owners	DPW, P&R	M	

TRANSPORTATION

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Address roadway transportation needs including intersection deficiencies at key locations. Work with NHDOT to investigate safety and design alternatives for problem intersections and other local roadway transportation needs, as recommended in the Route 28 Steering Committee Report. Work closely with the Lakes Region Planning Commission to make known the Town's roadway transportation needs, particularly those that deal with roadways maintained by the State of New Hampshire. Continue to be involved in the design and development of the Route 28 Steering Committee Report.	PW, BOS, Town Manager	H	
Goal: Provide a safe and comfortable network for pedestrian and bicycle travel. Develop a bicycle, pathway, and pedestrian plan/map to supplement the Master Plan. The plan should: • Continue to monitor activity centers or neighborhoods that ought to be connected, • Identify specific areas where networks can be expanded or improved, • Identify needed support facilities (i.e., restrooms, drinking water, bike racks, benches, parking areas, etc.), • Include an education and awareness component to encourage greater utilization and to reduce the exposure to the risks associated with these forms of travel. The plan should be considered in the scoping of all public and private development projects and may include the provision of signage along roadways and in other public areas encouraging all to 'Share the Road'. • Incorporate "Complete Streets" concepts that ensure safety for all modes of transportation within the right-of-way • Develop an asset management plan for sidewalk, pathway, and bike lane infrastructure. Implementation	LRPC-TAC, PW/P&D PW, BOS, Town Manager	H	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Consider paths, lanes, shoulders, trails, and sidewalks as part of new construction, where appropriate.	Planning Board, PW	H	
Implement traffic calming measures to reduce vehicle speeds, improve safety, and improve the quality of travel for pedestrians and cyclists.	PW, P&D, BOS	H	
Review the recommendations and plans/maps from the 2004 Transportation Master Plan for pedestrian, bicycle, and vehicle improvements in the downtown area.	P&D, PW	L	
Maintain continuous and convenient sidewalks and crosswalks along public roadways, especially those that connect the medical, civic, cultural, commercial, and recreational centers of the community. Improve crosswalk locations and designs in the downtown area for pedestrian and vehicular safety.	PW, BOS, P&D, Planning Board, TM	H	
Goal: To improve pedestrian connections among the four commercial sub areas which comprise the Greater Downtown Area.			
Encourage development of a Circular Back Bay Pedestrian Sidewalk and Pathway System, connecting three of the four commercial sub areas (Back Bay, Main Street, and Wolfeboro Falls). Completion of a circular ADA-accessible pathway would create a unique recreational opportunity for downtown visitors, possibly tying into the Town's cross-country trail system.	Planning Board, PW	L	
Goal: Minimize the traffic impacts of new or expanded development.			
Impose traffic mitigation requirements on new or expanded developments which may have an impact on transportation safety, capacity, and existing service levels.	Planning Board and P&D	M	
Require developers to conduct traffic impact studies that project and evaluate the traffic impacts and that include mitigation strategies for large development projects.	Planning Board and P&D	M	
Work with the Planning Board to update the Town's road standards that ensure safe access, long-term resiliency, and that neighborhood character is protected through context sensitive application.	Planning Board, P&D, PW	H	
Work with neighborhood associations and other property owners to develop road maintenance agreements, stormwater management plans, and asset management plans to ensure that safe access is maintained for private road infrastructure.	PW, P&D	L	
Develop a policy for the acceptance of roads through the betterment assessment process through an analysis of operating and maintenance and other factors.	BOS, TM, PW, P&D	H	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Develop and implement a long-term Road Asset Management Plan (Road Surface Management System (RSMS) for the Town's road infrastructure based on condition, need, and impact.	PW, BOS, TM	H	
Goal: Study transportation alternatives to reduce the reliance on cars and trucks.			
Explore alternative parking methods with trolley or shuttle services to the Downtown Core.	BOS, PW, P&D	L	
Promote access to Wolfeboro Village Core by boat through dock improvements and potential expansion per the Tighe and Bond Report and recommendations of Town Dock Committee	BOS, PW, Dock Committee	H	
Encourage energy conservation and alternative transportation modes such as drones and driverless vehicles	Energy Committee, BOS	L	
Goal: To encourage transportation resource sharing between local social service providers.			
Encourage the Lakes Region Planning Commission to establish a regional public transportation steering committee to coordinate regional transportation needs for disadvantaged population that focuses on the provision of shared transportation services. Continue support of Public Transportation services such as Tri-County Community Action Partners.	BOS, PB, LRPC TAC, P&D	L	
Goal: Examine the feasibility of making new connections between existing roadways.			
Develop a plan to layout a future road network that would interconnect the Town's roads including, but not limited to the following:	PB, PW, P&D, BOS	M	
a. Extension of Filter Bed Road between Varney Road and Pine Hill Road	PB, PW, P&D, BOS	H	
b. Extension of Railroad Avenue	Planning Board, PW, P&D, BOS	M	
Goal: Improve the quality of travel in Wolfeboro by enhancing the quality of the area traveled.			
Utilize stormwater best-management-practices (BMP's) such as rain gardens, detention ponds, and pervious pavement to enhance roadways while limiting environmental impact	PW, P&D, LWA, WWA	H	
Ensure improvements to the state highway network are context sensitive, highly participatory, and interdisciplinary (i.e. that they are of a scale and design that complement the character of the community, not detract from it).	BOS, PW, P&D, PB, Chamber	H	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Seek funding for transportation enhancements such as scenic easements, water quality improvements, pedestrian facilities, etc.	PW, P&D, LRPG-TAC, TM	H	
Adopt local road standards that encourage context sensitivity.	Planning Board, PW, TM	M	
Establish an "ADOPT-A-ROAD" program to assist the Town and the state in keeping the roadsides clean.	BOS, PW(Solid Waste)	L	
Goal: Encourage land use practices that prevent sprawl, conserve roadway capacity, and protect the visual qualities of the community.			
Continue to encourage higher densities, mixed uses, and redevelopment in and around the village core.	Planning Board, P&D	M	
Goal: Improve awareness of, and participation in, transportation issues affecting Wolfeboro.			
Continue participation on the Lakes Region Planning Commission Transportation Technical Advisory Committee (TAC) and Town's representation on the Commission with an annual report to the Board of Selectmen.	PW, P&D	H	
Initiate communications to keep the general public, Boards, and Commissions informed on the status of proposed or pending transportation projects including both print and electronic media as they arise.	PW, TM, P&D, Police Department, Fire/Rescue, EMD, TM	H	
Maintain an effective working relationship with NH DOT District 3 regarding highway maintenance, driveway permitting, and district-level projects.	PW, BOS	H	

INFRASTRUCTURE

Goal/Recommendation	Responsible Party	Priority	Status
SEWER			
Goal: Upgrade/replace/maintain sections of the wastewater disposal system and ensure compliance with the State of New Hampshire's Administrative Order by Consent.			
Complete all engineering/construction activities for the RIB Disposal System in order to comply with NHDES Administrative Order by Consent.	Director of Sewer Dept, TM, BOS	H	
Maintain effluent disposal options, such as the spray fields, to ensure future redundancy in our effluent disposal system.	Director of Sewer Dept, TM, BOS	H	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Sewer Dept. TM, BOS, Finance Director	H	
Goal: Upgrade/replace/maintain sections of the wastewater collection system and to ensure compliance with the State of New Hampshire and federal laws.			
Explore options for potential expansion of wastewater collection systems in coordination with other potential road and water infrastructure projects to mitigate water quality impacts. When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Sewer Department, TM, BOS, Finance Director		
Continue to explore alternative and innovative techniques and technologies for effluent and sludge disposal	TM, Director of Sewer Department		
Goal: Maintain an overall Sewer System by evaluating, regulating, and operating sewer collection, treatment, and disposal on an ongoing basis.			
Continue to utilize a sewer rate schedule that ensures annual operating and maintenance costs are recouped from users.	Director of Sewer Dept, TM, BOS, Finance Director	M	
Establish a Sewer System Capital Reserve Fund for long-term infrastructure refurbishment needs based on the Asset Management Plan recommendations.	Director of Sewer Dept, TM, BOS, Finance Director	M	
Ensure that the Asset Management Plan is integrated into the Capital Improvements Plan and the Road Maintenance Plan in order to coordinate with overall infrastructure maintenance, replacement, and expansion efforts. This Asset Management Plan should also require an annual report to the Board of Selectmen during the annual budget cycle and increased on an annual basis to meet the Town's long-term needs.	Director of Sewer Dept, TM, BOS, Finance Director, PB and Planning Dept	H	
Develop a policy to ensure the Town acquires easements for future Town sewer installations encroaching on private property and a policy that deals with jurisdiction over and maintenance of private sewer systems that tie into Town sewer mains.	Director of Sewer Dept, Planning Dept, TM, BOS	M	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Continue to monitor development and redevelopment applications that have an impact on Treatment Plant loading or on the scope of the current service grid. The Director of Water and Sewer should be required to verify adequate capacity in the system.	Director of Sewer Dept, TM	H	
Continue to update and monitor Asset Management Plan implementation through the use of best management practices for asset management planning	Director of Sewer Dept	H	
WATER			
Goal: Upgrade the water treatment and distribution system to provide sufficient water efficiently while meeting all state and federal environmental regulations. Carry out repairs and improvements to reduce "unaccounted for" water losses from over 40 percent to 15 to 20 percent of demand.			
Continue to explore solutions for the design and implementation of measures to reduce unbilled water losses through leak detection.	Director of Water Dept, TM	H	
Introduce a program to encourage sound water conservation practices by all users.	Director of Water Dept	M	
Identify grants for water leak detection that support the Town's continued efforts to reduce water loss.	Director of Water Dept	H	
When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Sewer Dept, TM, BOS	H	
Goal: Assume that the town water distribution system includes sufficient storage capacity for current and ten year projected needs and provides clean and safe drinking water that complies with all state and federal regulations			
Take steps to assure that the South Main Street water tank (the Kingswood tank) and storage tank at the Water Treatment Plant can be used to their full capability by ensuring structural integrity and performing regular maintenance and upgrades.	Director of Water Dept	H	
Identify and implement all measures that may be necessary to assure the long-term watershed protection and security of the Beech Pond Reservoir including potential acquisition of parcels with frontage on Beech Pond Reservoir and use of modern security technologies such as drone implementation.	Director of Water Dept, TM, BOS	M	
Assure that water treatment programs are in full compliance with all state and federal standards for water quality.	Director of Water Dept	H	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Continue upgrades to water distribution lines through an asset management plan in order to ensure excellent water quality and flow rates and provide a yearly update to the Board of Selectmen.	Director of Water Dept, TM	M	
Identify and implement all measures to identify and quantify presence of emerging contaminants. Implement public education program focused on emerging contaminants for private water users including the use of the Household Hazardous Waste Program.	Director of Water Dept, BOS, TM	M	
Goal: Assure that water system maintenance, including "private" distribution lines and seasonal water lines that supplied with town water, are adequate to guarantee safe, reliable operations to all users.			
Implement a program that will assure proper preventive maintenance of important public system components such as valves and pumps, and including flushing of lines and periodic hydrant flow testing.	Director of Water Dept	M	
Develop a policy for jurisdiction and maintenance of private distribution lines that tie into Town water systems.	Director of Water Dept, NHDES, Town Manager, BOS, Planning Dept	H	
Develop a policy for seasonal water lines.	Director of Water Dept, NHDES, Town Manager, BOS, Planning Dept	H	
Goal: Continue to monitor and update water rates and fees to ensure that they anticipate annual operation costs, maintenance, capital upgrades, and system expansion.			
Maintain a value oriented funding method for the Town water system.	TM, Water Dept, Finance Dept	H	
Continue a capital reserve program for long term needs of the water system, understanding that some future capital needs of the system will need to be recouped from the reduction in debt service based on the Asset Management Plan recommendations.	Director of Water Dept, BOS, TM, Finance Dept	M	
Adjust hydrant fees to 20% of expenses per the American Water Works Association	Director of Water Dept, BOS, Budget	H	
INFRASTRUCTURE PROTECTION RECOMMENDATIONS			
Conduct updates to the Town of Wolfeboro Hazard Mitigation Plan per the required FEMA schedules through a Hazard Mitigation Planning Committee.	EMD, HMPC, TM	M	

Goal/Recommendation	Responsible Party	Priority	Status
Support the update and maintenance and update to the Town's Emergency Operations Plan in cooperation and coordination with Town, County, State, and Federal Governments.	EMD, EOPC, TM	M	
DOCKS/BOATS RECOMMENDATIONS			
Conduct a comprehensive review and update of the commercial fee schedule, ordinance, and policies for docking. Review fees in the context of apply fees collected to future capital upgrades for docks/boat ramps.	Town Manager, Finance Director, PB, BOS, Director of Public Works	H	
Develop an inventory and asset management plan that analyzes condition, useful life, and replacement schedule for existing and proposed dock and boat ramp infrastructure.	Public Works Director, Town Manager, BOS	H	
- Dockside recreational and commercial Docks, Boat Ramp, Bulkhead, and walls (see Tighe and Bond Report and recommendations of Town Dock Committee) - Back Bay Docks and Boat Ramp - Mast Landing (including required dredging work) and Boat Ramp - Libby Dock and Boat Ramp (commercial)			
Whenever possible, utilize public/private and grant partnerships for dock repairs, docking capacity expansion, and dredging work.	BOS, TM, Public Works Dept, Planning Director	H	
Complete necessary upgrades to the Dockside Dock Infrastructure to ensure that existing infrastructure is sound.	BOS, TM, Public Works Dept, Planning Director	H	
When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Public Works, TM, BOS, Finance Director, PB and Dept	H	
PARKING LOTS RECOMMENDATIONS			
Inventory the condition of and assess future needs for municipal parking lots including the following existing municipal lots:	Public Works Director, BOS, TM, Planning Director	H	

Goal/Recommendation	Responsible Party	Priority	Status
1. "Odd Fellows" Lot (Center Street at Elm Street split)	Public Works Director, BOS, TM, Planning Director	M	
2. Glendon Street Parking Lot (Glendon Street)			
3. Foss Field Parking Lot (Lehner Street)			
4. "Championship Site" Parking Lot (Railroad Avenue)			
5. Dockside Area Parking Lot			
Downtown Street Parking Areas			
6. Mast Landing Parking Lot (Center Street)			
7. Libby Museum Parking Area - Issues with Capacity and Safety (North Main Street)			
8. McKinney Park Parking Area (Clark Road)			
9. Abenaki Complex Parking Area (Pine Hill Road)			
10. Brewster Beach Parking Area (Clark Road)			
11. Carry Beach Parking Area - Soil and Drainage Issues (Forest Road)			
12. Town Hall Parking Lot - Soil and Drainage Issues (Union Street)			
Continue regular maintenance and upgrades to parking lots through an asset management plan and long term capital funding plan.	Public Works Director, BOS, TM, Planning Director	H	
Encourage energy conservation and efficiency in parking lot lighting upgrades and retro-fit projects.	Public Works Director, MED, Energy Comm	M	
Develop a "peak-demand" parking plan/strategy for large events just as the Fourth of July festivities and other large community events that includes partnerships with private entities for transportation and inter-agency cooperation.	BOS, Police Dept. Planning Dept, Public Works	M	
Explore the construction of a satellite parking area at the former Water Tower site on North Main Street and/or on a Filter Bed Road extension	Public Works Director, Planning Director, BOS, PB	L	
Improve downtown directional signage for municipal parking lots.	Public Works Director, BOS, PB, Planning Director	M	
When considering or siting future parking areas, consider recreational pathway/facility connectivity	Public Works Director, BOS, PB	L	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Incorporate stormwater Best Management Practices (BMP's) and low-impact development principles into parking lot upgrades and new parking lot creation.	Public Works Director, Lake Associations	H	
Continue to meet ADA compliance with accessible parking availability within proximity to public destinations.	Public Works Director	H	
Develop a parking plan for the downtown area to identify parking management strategies that will accommodate peak demand volume.	Planning Director, Public Works Director	L	
SIDEWALK RECOMMENDATIONS			
Develop a sidewalk/pedestrian pathway inventory and asset management plan that prioritizes upgrades and maintenance for the existing pedestrian infrastructure.	Public Works Director, TM, BOS, Planning Director	H	
Explore the feasibility of the expansion of the following:	Public Works Director, BOS	M	
1) North Main Street	Public Works Director, BOS	M	
2) Bay Street	Public Works Director, BOS	H	
3) Center Street to Mast Landing	Public Works Director, BOS	M	
4) Pine Hill Road (Crescent Lake)	Public Works Director, BOS	M	
5) Elm Street Pathway (4-season and fully ADA accessible)	Public Works Director, BOS	M	
Explore alternatives to sidewalk construction in areas where pedestrian traffic is frequent including, but not limited to the following: speed limit reduction, travel lane narrowing, provision of sharrows, and shoulder area expansion.	Public Works Director, BOS, TM, Planning Director	M	

Implementation

Goal/Recommendation	Responsible Party	Priority	Status
When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Public Works, TM, BOS, Finance Director, Planning Department	H	
STORMWATER RECOMMENDATIONS			
Complete and fund asset management plans and an inventory of stormwater infrastructure including the following: - Catch Basins - Stormwater System Pipes - Best Management Practices for existing (Back Bay Rain Garden, Auto Care, Gene's beach, etc.) and new designs - Outfalls to all significant waterbodies Prepare and educate property owners on standard Operations and Maintenance Plans for residential and non-residential stormwater infrastructure and enhance stormwater management regulations.	Public Works Director, BOS, TM, Planning Director, Lake Associations	H	
Educate residents, property owners on stormwater infrastructure through public outreach including programs like catch-basin marking.	Planning Board, Planning Department	M	
Continue the application for and implementation of 319 Water Quality Grants and other state, federal, or other funds for Watershed Management Planning and Stormwater BMP Implementation in partnership with non-profit organizations with the Wentworth Watershed Association as a model partnership.	Public Works Department, Planning Department, Lake Associations	H	
Incorporate stormwater management improvements into all municipal and State road re-build projects.	Public Works Department, Planning Department, BOS, TM	H	
Develop an "Adopt-a-Spot" program with non-profits, businesses, and other organizations for construction and/or maintenance of Stormwater Best Management Practices on public and private property.	Planning Department, BOS	L	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Develop a dam (and bridge) inventory and asset management plan that includes a long-term maintenance plan for these critical detention structures.	Public Works Director, BOS, TM, Planning Director	H	
When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	Director of Public Works, TM, BOS, Finance Director, Planning Department	H	
TREES/RIGHTS-OF-WAY RECOMMENDATIONS			
Develop a tree-inventory for those within the municipal right-of-way and for other significant trees and critical protection areas. Develop a policy for the removal/protection of significant trees.	Director of Public Works, MED, BOS	L	
Incorporate trees and green spaces into public works and planning projects in a way that identifies them as infrastructure assets as well as a valuable natural resource that must be protected.	Director of Public Works, Planning Dept	L	
Support the role of the Tree Warden position within the context of public infrastructure projects, shoreland permitting, and other Streetscaping and public space improvement projects.	Tree Warden, Public Works Dept, Planning Dept	L	
Develop a right-of-way ordinance for utilities within the right-of-way including street trees and other green spaces.	TM, Planning Dept, MED, Public Works Dept, BOS	M	
Develop a formal 'tree-cutting and tree-trimming policy' within the public right-of-way of all roads.	TM, Planning Dept, MED, Public Works Dept, BOS	M	
Ensure that Scenic Roads are preserved and that rural road maintenance standards are followed in order to protect the character of rural Wolfeboro.	BOS, PB, Public Works Dept, Planning Dept	H	

Implementation

ENERGY

Goal/Recommendation	Responsible Party	Priority	Status
Goal: Reduce overall town government energy use by 40% from 2019-2029.	Town Manager, SB	H	
Town Manager implement a system for holding departments accountable for achieving the goal including:	Town Manager	H	
Add an energy chapter to the Town Annual Report that specifically describes Town Government energy use, by supply and the implemented programs and progress against the goal as well as a report from the MED on progress toward its goals.	SB, MED, Energy Committee	H	
Encourage the use of full-cost accounting when evaluating capital purchases.	Budget Committee, CIPC	H	
Goal: Upgrade and build energy efficient buildings that are constructed to the highest available energy efficiency standards. (applicable to all buildings in Wolfeboro).	Energy Committee, P&D	H	
Review the Town's building code and make recommendations to modify the building code as standards evolve to be more energy efficient.	P&D, BOS	H	
Research building code best practices for energy and make recommendations for updated building codes by 2020 date.	P&D	H	
Review and consider policies that promote the use of passive energy building practices and active solar orientation in new or renovated buildings.	P&D	H	
Identifying grants and other resources to assist low income energy efficiency production and efficiency.	MED, Energy Committee	H	
Goal: Develop a 10 year strategy for the MED to keep current with new technology and changes in energy demand and supply, as well as to encourage the adoption of local renewable energy generation.	MED, SB	H	
MED prepare and deliver a Smart Grid plan to the Selectmen with a set of funding initiatives required for implementation. The plan should include a long range view of proposed electricity usage in the Town and the impact implementation of the plan would have on rates.	MED	H	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Adopt policies and practices which encourage and promote the adoption of renewable energy. This would include approval of an updated net metering policy that encourages local renewable energy generation, including large scale, while simultaneously assuring the MEDs long-term economic viability.	MED, BOS	H	
Invest in capital assets to assure continued electric reliability and increase efficiency such as modernizing and update the billing department's software so that it facilitates better communication between the MED, the billing department and users as well as enabling extraction of data from the system. Move from being paper driven to electronically driven and real-time billing.	MED, BOS, Billing	M	
Evaluate the potential of a systems benefit charge to be used to create a "Saves" program to fund efficiency investments in Wolfeboro (NH Electric Coop charge is \$.003/kWh)	MED, BOS	H	
Educate and encourage voter support of the MED's 10-Year Capital Plan and Operations Systems through public education on operating plans and capital investments that improve efficiencies and demonstrate a financial benefit.			
Goal: Achieve a town-wide goal of 50% renewable sources of electricity by 2029 and work toward a goal of 100% renewable sources for all energy.	MED, Town Manager, Energy Committee	H	
Through the site plan review process, encourage siting and orientation of buildings in a way that reduces energy usage and provides opportunity for the installation of active energy improvements such as solar and promotes the implementation of passive energy building practices.	Planning Board	M	
Encourage the electrification and/or hybridization of Town and personal vehicles.	Energy Committee, Department Heads	M	
Goal: Promote land use development and re-development policies that encourage energy efficiency and conservation.			
Focus new housing development in existing and new neighborhoods that minimizes infrastructure costs and promotes infill development that encourages the use of alternative modes of transportation.	P&D	M	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Explore zoning encourages the development of sites in areas with existing bicycle or pedestrian infrastructure availability and/or allows for the future connectivity of alternative transportation infrastructure	P&D	M	
Explore the provision of density bonuses for increased residential density that are based on the implementation of energy conservation/efficiency methods in building construction (more stringent energy code or net-zero building).	P&D	M	
Encourage mixed use development of non-residential and residential spaces by relaxing permitted uses in the Greater Downtown Area and focusing on the aesthetic and environmental impact of development rather than use-based restrictions in order to minimize vehicle trips.	P&D	H	
Continue implementation of a Wolfeboro Complete Streets program through road upgrade projects in order to encourage safe access for pedestrians and bicyclists.	P&D, DPW	M	
Provide public bicycle parking on municipal properties in high-use locations in the downtown area and at recreational facilities.	P&D, DPW, P&R	M	
Consider implementing current bicycle parking requirement for new development and redevelopment projects in downtown areas.	PB	M	
Regularly review site plan review regulations to ensure that landscaping, streetscape, and buffering standards include policies designed to reduce heat-island effects by requiring internal landscaping and greenspace establishment, particularly in the greater downtown area with significant impervious surface.	P&D	H	
Explore an amendment to the subdivision regulations to require bicycle lanes, pedestrian walkways, and connections to primary networks in new subdivisions, where appropriate.	P&D	L	
Implement a pilot program to reduce vehicular carbon pollution by limiting the immediate downtown area to "foot traffic only" for a specified "special event" or other occasion, so that the associated logistics and benefits could be identified.	BOS, Town Manager	H	
Goal: Encourage the reduction of transportation energy and promotion of more energy efficient travel in the community.			
Conduct a transportation survey to collect data on issues related to local travel, commuting and ride sharing.	Chamber of Commerce, Energy Comm, BOS	M	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Perform a Complete Streets analysis for Wolfeboro and implement best practices. Make recommendations on ways to decrease Downtown traffic.	Chamber of Commerce, Energy Comm, BOS	M	
The Town should understand trends driving changes in transportation including autonomous vehicles, electrification, ride sharing and make policy and infrastructure changes as needed.	Energy Committee, DPW	M	
Identify, make recommendations and implement where feasible ways to reduce the number of single person vehicles traveling in and out of town.	Energy Committee, Public Works	M	
Promote ride sharing apps/networks	Energy Committee	L	
Attract bus service to Wolfeboro especially weekend transit to Wolfeboro from the south, perhaps linking with the Downeaster Amtrak in Dover and Concord Coach from Boston.	Energy Committee, Chamber of Commerce	H	
Study the impact of electric cars and prepare a plan to create an electric charging network throughout Wolfeboro.	DPW	H	
Goal: Provide educational opportunities for residents, businesses and town officials and employees to learn about cost savings and environmental benefits to be realized by reducing energy use and achieving the goals outlined in this chapter of the master plan.			
Identify local, community, State, and federal resources for education for municipal employees, residents, and businesses in order to achieve the aforementioned goals.	Energy Committee, Town Manager	H	
Work with the Energy Committee to develop an education plan focused on the goals included herein.	Energy Committee, Town Manager	H	
Through Energy Committee work with all stakeholders to host 'Green Tours' that demonstrate local applications of energy efficiency in buildings	Energy Committee, Town Manager	L	

Implementation

FUTURE LAND USE

Goal/Recommendation	Responsible Party	Priority	Status
WATER QUALITY PROTECTION			
Water Quality			
Develop a Water Resources Master Plan Chapter.	PB	H	
Add an energy chapter to the Town Annual Report that specifically describes Town Government energy use, by supply and the implemented programs and progress against the goal as well as a report from the MED on progress toward its goals.	SB, MED, Energy Committee	H	
Encourage the use of full-cost-accounting when evaluating capital purchases	Budget Committee, CIPC	H	
Continue to support Wolfeboro's Milfoil Control Committee and its efforts.	BOS, Budget	H	
Protect and preserve Wolfeboro's surface drinking water resources to meet and exceed state water quality standards.	BOS, DPW	H	
Establish a testing program for septic systems within the Shorefront Residential District and buildings near rivers and streams	Health Codes	M	
Develop of a checklist for reviewing conversion of seasonal structures to year-round dwellings.	Codes	L	
Investigate public or private sewer infrastructure extension projects in sensitive watershed areas.	BOS, DPW	M	
Develop requirements for Innovative/Alternative Technology (SDS systems (Individual Sewage Disposal Systems) per best management practices in at-risk areas	PB, Codes	M	
Audit impervious surface thresholds in certain watersheds/zones and explore incentives for stormwater management infrastructure.	PB, Codes	H	
Stormwater Runoff			
Protect headwater areas of streams that originate in adjacent communities through multi-town cooperative efforts, including Alton, Brookfield, New Durham, and Tuftonboro and programs convened by Lakes Regional Planning Commission (LRPC), Wentworth Watershed Association, Lakes Region Conservation Trust, and Moose Mountains Regional Greenways (MMRG).	PB, Planning, CC, BOS	L	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Consider the development of tiered riparian buffers/setbacks for perennial streams within the Town of Wolfeboro that protect the naturally vegetated areas that border streams and watercourses. This can include both wetland and upland areas.	PB, Planning	M	
Implement stormwater management regulations and landscaping standards that incorporate best management practices for Low Impact Development (LID) and minimize the amount of impervious surfaces for the protection of water quality for any land use activity.	PB, Planning	H	
Retrofit existing public and private stormwater infrastructure to encourage treatment and/or infiltration where possible.	DPW, Planning, PB	H	
Using the Wentworth Watershed Association Watershed Management Plan as a guide, work to develop Watershed Management Plans and water testing programs for waterbodies within Wolfeboro AND secure Clean Water Act Section 319 or other water quality Best Management Practice (BMP) funding.	Planning, BOS, DPW, PB	H	
Regulation			
Provide sufficient enforcement of the Shoreland Water Quality Protection Act and Town of Wolfeboro Shoreland Regulations by adding a staff water resources engineer.	BOS, Planning, Codes, Budget	H	
Develop procedures that assist in the enforcement of conditional approval requirements for Shoreland Permits and other development.	PB, Planning, Codes	H	
Recommend that septic systems inside the Shorefront Residential District are updated at time of property transfer. The Town of Wolfeboro, working with New Hampshire Department of Environmental Services (NHDES) and local real estate companies, should establish a monitoring system to ensure that the relevant statutory and NHDES Administrative Rules are followed and enforced.	Codes, Realtors	L	
Educate property owners adjacent to and within shoreland protection area (<= 500' of water) of all shorelines on Town of Wolfeboro Shoreland Regulations and importance of water quality.	CC, Planning, Codes, PB	M	
Work to educate property owners about the State's new septic rules regarding expansions and new development and ensure that local regulations conform with State rule changes.	Codes, Realtors	L	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
OPEN SPACE PROTECTION			
Increase acquisition of land for preservation and secure permanent protection of critical natural resource parcels by encouraging cooperation among the Town, Conservation Commission, landowners, and independent land protection agencies.	CC, BOS	H	
Utilize and update the 2011 NRI (Natural Resources Inventory) and map set to identify Open Space and Conservation protection priorities at least every 10 years. Utilize Conservation Focus Area information when setting land protection priorities.	CC, BOS, Planning	H	
Review how this conservation open space process can impact large parcels of land prior to requiring incentives for conservation subdivisions.	PB, Planning	M	
Prohibit the issuance of building permits for development on Class VI roads.	BOS, PB, Planning, CC	M	
Research a Transfer of Development Rights Ordinance within the water/sewer service area.	PB, Planning	L	
Encourage Current Use designation through public education.	CC, Assessor	L	
COMMUNITY CHARACTER			
Regulations			
Establish land use regulations that require new development be sited in ways that minimize the impact on public open space and public viewsheds on Town/State roads or public property.	PB, Planning	H	
Require new commercial development and redevelopment to preserve or establish substantial vegetative buffering with new and replacement vegetation including trees.	PB, Planning	H	
New development and redevelopment should be compatible with Wolfeboro's character from a site design, scale, and architectural perspective.	PB, Planning	H	
Develop and implement mandatory architectural design review for Site Plan Review applications (non-residential and multi-family) through the Planning Board.	PB, Planning	H	
Maintain standards to require larger buffers and minimize access points on rural gateway areas, such as NH Route 28.	PB, Planning, DPW	M	
Consider Form Based Code (FBC) in the Downtown area to more effectively regulate the aesthetics of buildings and provide for more use flexibility when designing projects.	PB, Planning	L	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Review and update existing lighting standards to encourage more warm lighting while incentivizing the use of energy efficient LED lights.	PB, Planning, Municipal Electric Department	H	
Review and revise the existing sign ordinance to make it more compatible with our community.	DPW, PB, Planning, Town of Wolfeboro	M	
Programs			
Encourage locating such utilities as electrical, telephone and cable underground.	BOS, MED, Selectmen, DPW	H	
Develop a Street and Shade Tree enhancement program within the Town's gateways and commercial core areas to enhance streetscapes, support the Tree City USA designation, minimize the heat island effect, and enhance stormwater management in more intensely covered urban landscapes.	Tree Warden, BOS, DPW	H	
HISTORIC			
Historic properties should be protected, whenever possible, from demolition, deterioration and/or major incompatible alteration through collaboration with property owners and the Heritage Commission.	Heritage Commission, Building/Code Enforcement	H	
Create and update maps of significant historic and cultural sites and buildings to help create regulations to protect the lands that provide the town's essential character.	Heritage Commission, Historical Society	H	
Recommend Scenic Road designation for additional roads, such as:	Heritage Commission, PB	M	
- Beach Pond Rd. from the intersection with North Line to the Ossipee line - North Line Road to Beach Pond Road - Rt. 109 A from Waumbec to the Tuffonboro line - College Road			
GENERAL LAND USE			
Regulations			
Adopt regulations and policies that foster an appreciation of the land and water resources by encouraging the following planning principles:	PB, BOS, Planning Dept	H	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Preserving open space, farmland, natural beauty and critical environmental areas;	PB, BOS, Planning Dept	H	
Encouraging a mix of land uses in appropriate places;	PB, BOS, Planning Dept	H	
Creating a range of housing opportunities and choices;	PB, BOS, Planning Dept	H	
Creating walkable neighborhoods;	PB, BOS, Planning Dept	H	
Encouraging community engagement;	PB, BOS, Planning Dept	H	
Fostering distinctive, attractive neighborhoods with a strong sense of place;	PB, BOS, Planning Dept	H	
Making the development process consistent and predictable;	PB, BOS, Planning Dept	H	
Providing a variety of transportation choices;	PB, BOS, Planning Dept	H	
Strengthening and directing development towards existing neighborhoods, and;	PB, BOS, Planning Dept	H	
Encourage compact building design.	PB, BOS, Planning Dept	H	
Identify and encourage desirable land use patterns reflective of rural village character and density such as those found in traditional neighborhoods like Clark Road, Green Street and Pleasant Street.	PB	H	
Strengthen the Greater Downtown Area as the village core including the Central Business District, Wolfeboro Falls Limited Business District, and Bay Street Limited Business District.	PB, EDC	H	
Promote planning concepts that encourage compact mixed use neighborhoods in the Greater Downtown.	PB, Planning Dept	M	
Discuss allowance of select lower impact uses by conditional use permit.	PB	L	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Avoid 'Zoning Via Variance' by educating Zoning Board of Adjustment members on the application of the Variance Criteria within the context of State statutes and annual review of ZBA cases by the Planning Board for patterns that may suggest zoning amendments.	ZBA, Planning Dept, PB	H	
Work with property owners on Private Roads and in Homeowners Associations to encourage them to develop policies and agreements for their private roads and infrastructure.	Planning Dept, DPW	M	
Review the practice of 'infrastructure-based' zoning districts.	PB, Planning Dept	H	
Education			
Sponsor regular workshops on relevant topics and use social, print, and web media to promote a town-wide awareness of land use, watershed, conservation, and water quality issues.	Non-Profits, Conservation Groups, Town of Wolfeboro	H	
Encourage the Board of Selectmen to establish a Sustainability Initiative for the Town of Wolfeboro that:	BOS	M	
- Reduces dependence upon fossil fuels and extracted materials; - Lessens the need for chemicals and other manufactured substances that degrade our natural environment; - Encourages energy efficiency and conservation in order to decrease spending and reduce impact on natural resources, and; - Decreases activities that can negative impact eco-systems and proactively plans for changes in climate.			
Partner with large entities including, but not limited to: Brewster Huggins, School District, and other large employers to understand relationships between strategic plans and land use planning and encourage collaboration between these entities.	Town of Wolfeboro, Chamber, EDG, Planning Board	M	
Land Acquisition			
Anticipate future municipal and school district land and building needs and identify specific properties to be acquired for future use.	GWRSD, Town Manager, BOS, CC, PB	M	
Develop an inventory of school and municipally owned properties and analyze properties for potential suitable future opportunities for municipal facilities, conservation efforts, or sales.	GWRSD, Town Manager, BOS, CC, PB	M	

Implementation

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
HOUSING			
Where water and sewer capacity are available, higher density housing should be considered.	DPW, PB, Planning Dept	M	
Mixed-use neighborhoods should be encouraged in Bay Street Limited Business District, Wolfeboro Falls Limited Business District and the Central Business District.	PB, Planning Dept	M	
Promote diversified housing opportunities to meet varying residential needs	PB	H	
Reexamine the basis for School and other impact fees to determine whether there is a continued justification for their implementation based on changing demographics and school enrollment trends.	PB, GWRSD	H	
Continue to encourage diverse housing types.	PB	H	
Support the construction of Continuing Care Retirement Communities (full-cycle care communities).	PB, Planning Dept	H	
Monitor the trend of short-term rentals (less than seven days) and differentiate between short and long-term rentals via definitions.	Building/Code Enforcement, PB	H	
ECONOMIC DEVELOPMENT			
Future commercial development should be located in areas that are accessible to major transportation routes, either served or could be served by municipal utilities, and be clustered to preserve valuable open space and to avoid strip development.	PB	H	
Ensure that future retail development is of a scale compatible with the existing character of the area by implementing standards based on square footage.	PB	H	
Promote the development of the sites within the Business Park off Pine Hill Road.	EDC, Planning Dept	L	
Consider extending Filter Bed Road from the Wastewater Treatment Facility to Land Bank Lane/Rte. 109A to provide for a new access corridor between the downtown and Rte. 109A and to provide for an area that is suitable for residential or commercial development within walking distance to the Greater Downtown Area.	EDC, PB, BOS, DPW, Planning Dept	M	
Explore creation of a new transitional zone between Pine Hill Road, Filter Bed Road, and the Bay Street.	PB	M	

2019 Wolfeboro Master Plan

Goal/Recommendation	Responsible Party	Priority	Status
Redevelopment Opportunities			
Ensure that permitted uses and zoning facilitate the redevelopment of the following target areas:	PB, EDC, DPW	M	
Bay Street Area – Complement existing and proposed residential, commercial, and institutional projects by improving pedestrian access to this area, ensuring that appropriate uses are permitted, and encouraging the general enhancement of the Greater Downtown Loop.	PB, EDC, DPW	M	
Lehner/Glendon/School Street/Railroad Station Area – Building upon work done to study several separate areas of this geography, develop a comprehensive plan that is based upon access to and improvement of community-oriented uses, reuse and improvements to publicly and privately owned lands and buildings, and increasing the presence of mixed uses that will enhance the waterfront-centric downtown character of this area.	PB, EDC, DPW	M	
Wolfeboro Falls Area – Focus on improvements and adjustments to the district that will enhance the aesthetics of existing and future commercial and residential uses, while also improving pedestrian connectivity between this area and the Downtown/Waterfront, and capitalizing on Center Street corridor improvements and connections to the recreational pathway that bisects the district.	PB, EDC, DPW	M	
Gateway Enhancement			
Maintain and enhance the character of the South Main Street gateway. Extra care should be taken by all commercial and institutional uses when developing along the gateway.	DPW, NHDOT, Planning Board, Planning Department	M	
Coordinate with adjacent communities to ensure that the following gateways are maintained:	DPW, NHDOT, PB, Planning Dept	M	
• South Main (High School/Pickering Corner) • North Main • Pickering Corner (Village Gateway) • Route 28/Center Street			

Implementation

Goal/Recommendation	Responsible Party	Priority	Status
TRANSPORTATION			
Require all new commercial or residential development to provide for pedestrian connections to other sidewalks and trails, where appropriate.	DPW, PB	H	
Consider extending Filter Bed Road to Rte. 109A to provide for a new access corridor between the downtown and Rte. 109A and to provide for an area within walking distance to the Greater Downtown Area.	EDC, PB, BOS, DPW, Planning Dept	M	
Create non-motorized networks by connecting trails, pathways, sidewalks, and Class VI roads.	CC, Pathways, BOS	M	
Encourage the construction of new or improved sidewalks along Bay Street and Elm Street to Center Street to create a walkable loop from the downtown area.	NHDOT, DPW, BOS	H	
Continue to support the State improvements to the Route 28 roadway (Alton-Pickering Corner) to ensure that this project remains on the New Hampshire Department of Transportation's project list in 2024.	NHDOT, DPW, BOS	H	
Enhance and identify connections between recreational trails, recreational facilities, and the downtown core while improving mapping, wayfinding, and advertising of trails.	CC, Pathways, BOS, P&R	M	

APPENDIX: MAPS

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.

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