

TOWN OF WOLFEBORO

PLANNING BOARD

January 18, 2022

MINUTES

Call to Order: Chair Kathy Barnard opened the meeting at 7:00 PM.

Members Present: Kathy Barnard, Chairman, Mike Hodder, Vice-Chairman, Brad Harriman, Selectmen's Representative, Member, Peter Goodwin, Member, John Thurston, Member, Julie Jacobs Alternate, Doug Breskin Alternate

Absent: Vaune Dugan

Staff Present: Tavis Austin, Director of Planning and Development

I. Public Hearings: None

A. Stormwater Regulations: from Subcommittee

Kathy stated the Draft is the result of the subcommittee, been through several meetings with subcommittee, this will be discussed at next meeting.

Kathy Invited Brad Harriman, for comments, he discussed after several meetings we covered a lot of information and will continue with further discussion at future meetings.

Tavis has come up with good ideas to move forward, and topics to discuss further on the issue

John Thurston thanked subcommittee for their time and work put into this subcommittee, John gave a short overview on what the focus of the group is, and what areas need to be focused on further.

Tavis added that some work needs to be done on the ordination. Don't get lost in the details. The Planning Board doesn't need to get into the nitty gritty of the document. Also, the links included in the documents that were forwarded to board for review on subject need to be investigated to see if they work correctly. Kathy asked if this is too cumbersome

to enforce. Tavis said no, it's very easy for them to adapt to the regulations. Julie feels that directions should state that there be a key to the definitions so people can locate the terms and what they mean.

Mike Hodder and John Thurston asked more question.

Tavis explained that this issue will be addressed at next meeting. Tavis stated that everything discussed is included in the Regs and is this what the subcommittee want the Regs to say and is everything they want to discuss included. The board will discuss wording and findings further at February Meeting.

John researched comprehensive management plan; and said all the information is in front of them, he has gone through it and is a little concerned about the strategy taken on this issue.

Kathy stated that the discussion tonight is a way to get our concerns of topic ready at February Meeting.

John would like the board to get more focused.

Kathy stated that we can build on the concerns regarding Stormwater regulations rather quickly. Kathy said this will be further discussed during work session meeting.

B. 2022 Work Program

1. Shorefront Regulations

Kathy said we have talked about the storm front regulations, and that Tavis had some concerns.

Tavis said it's not clear in the regulations what they mean, and they are left to self-interpret what they mean. Not to discuss now but needs to be addressed.

2. Housing Updates

Kathy Barnard stated multi-family, inclusionary, Elderly, Affordable. We need section to deal with this ordinance, our goal should be to bring them all together.

Mike Hodder agreed and felt they should be all inclusionary, good exercise for board to do, and get on the warrant in 2023.

Kathy Barnard feels they are contradictory and confusing to work within our regulations.

3. Remove/Newspaper notice requirements from Site and Subdivision Regulations

Someone commented that The ZBA is still very interested in publishing notices.

Kathy said there is information on what has been spent since 2016,

Tavis said the Planning Board has been over budget on this. Fees have not been updated and has received complaints about the size of notice and he explained the smallest one is you can get is offered and cost set by the paper. Tavis stated we are losing money on the advertising line but not overall.

Mike Hodder suggested that we not discontinue advertising in the newspaper, he feels that not everyone has computer capabilities, maybe change the regulations but continue as we are. Take requirement out so we can continue to do what ever we need to do.

John Thurston suggested to raise the amount to \$50 - \$100, Tavis said this would go before the Selectmen. John made a motion to raising the fees between \$50 -\$100, Mike Hodder 2nd it for discussion purposes.

Tavis said it is not a clean-cut issue.

John Thurston repeated his motion and Mike Hodder second it. Kathy Barnard opposed, 3 abstained, motion didn't pass.

Tavis will put the language together, work with Selectman Board on procedures. We can work on this in February. This issue will be revisited.

Mike Hodder made a motion to change the language on site plan review notice. Mike Hodder asked to put on the agenda, Kathy Barnard said this will be revisited.

Julie stated that she likes to see notice in the paper about the outcome of the meeting.

Discussion continued, John Thurston concerned about how to find notices on the website, said difficult to navigate, Mike Hodder agreed.

Tavis explained how notices are posted.

4. Accessory Building/Habitable Space/1/2bath discussion

Kathy Barnard, said we all agreed to look at this again, and need a discussion on the definition of ½ bath.

Tavis suggested that we should stop using the phrase ½ bath and go back to toilet and sink if that is what the board really means/want, he will bring that back to the February work session.

5. Stormwater regulations and roads

Tavis Austin suggested this can be discussed at future work session meeting.

6. Impact Fees

Tavis opened discussion that reminding the Board that we hired Bruce Maybury to do a two-part contract to look up solutions on impact fees. He completed part 1 of that contract and was reimbursed for that phase, but phase II never occurred. Tavis went to the budget committee asked for the \$7,500, I was asked why that wasn't handled in house, and to cut the number down, he stated that the Board doesn't have that money. He reached out to Bruce Maybury who has retired and was given the name of Stu Arnett of the ADG group, he does impact fee studies, Tavis stated that he does have a contract estimate from him, for \$8,000 he is willing to pick up where Maybury left off, the PB only has \$4,000, should budget be adopted at Town Meeting. Town Manager has signed off on issue. Wasn't allowed to incur the \$4,000. Was promised that the Town would find the \$8,000. The Town desperately needs to fund the impact fees. Tavis will ask Stu Arnett to come and present to the board.

Mike Hodder questioned this move.

Tavis feels Mike is misunderstanding, and that having someone to come in and explain why the Impact Fees are broken would be helpful to the Board

Mike Hodder said that everyone knows why.

Tavis said maybe the first memo to be drafted asking for assurances before we engaged in any further work be done on this issue.

7. Master Plan Priorities

Kathy Barnard stated that we need to talk about having the C2 district removed.

Tavis made comment to Kathy's concern. As far as the Master Plan, is concerned we have some high items to deal with. 1st one is the existing conservation subdivision.

Kathy Barnard asked if the board feels the issue is important or not?

Peter Goodwin feels that this can be addressed easily; the idea is outdated.

Tavis wanted to know why we are not encouraging them to reduce the sprawl mentality. Doesn't feel we need to put work into this issue.

John Thurston made comment, that a presentation was made by Tavis on this issue previously.

Mike Hodder agreed with Peter Goodwin to put on the bottom of work list.

Peter Goodwin stated we didn't need to worry about the water resource plan, as he had investigated this and had done some reading and the report are things that have already been addressed and included.

Kathy stated that she is an inclusive person and wants to make sure that everything that needs to be dealt with has been. The discussion led into reasons what and what not needs to be addressed in the Master Plan list.

Kathy Barnard stated she has a form that needs to be completed based on the list.

Tavis suggested that Kathy Barnard refer to the Master Plan spread sheet. Everything is based on Priorities. Basically, where are the things listed on the Planning Boards priority radar.

8. Conservation Subdivision Regulations

Kathy Barnard stated this has been addressed

9. Housing; School St./Lehner St – ties to the Charrette

This was on the 2021 work plan, just carried over as it was not dealt with. Kathy Barnard asked if they will be getting a plan for the Charette, Tavis stated yes.

10. CIP

Tavis stated he was asked to add this topic to the 2021 plan. It is a place holder on the work plan.

Mike Hodder said that the CIP is a subcommittee of the Planning Board, it has an advisory committee, the planning board has never said what they would like to see, and we are supposed to make recommendations of long-term projects, Mike Hodder would like to propose that the Board should be looking at a 10-year plan.

Tavis said it is conceivable to have a Master Plan implementation subcommittee of topics that haven't been addressed.

11. Other – Discussion

Peter Goodwin commented on the memo from Dave Ford to the Planning Board regarding the Water/Sewer Piping installation which he believes is an issue based on our infrastructure.

John Thurston commented about the contents of the memo, and the issues he has with it.

Tavis commented that Dave Ford stated that his department will continue with a study of such water/sewer concerns.

Mike Hodder commented with his concerns of the timing of this memo and questioned on why this was not brought to the attention of the Planning Board sooner.

Peter Goodwin suggested that the issue be brought to the Planning Boards work session for further discussion.

Brad Harriman addressed the concerns of the Planning Board regarding the Water/Sewer Plant, and dates of updating systems. They are putting money into Capital projects. Once the Sewer project gets started and completed will help with the water issue. He Select Board is being proactive.

Peter Goodwin stated that we need to move on until we get more data from Dave Ford.

Public Comments: Mr. Masse Waters Committee, made a comment thanking the Watershed sub-committee in working with the group. He mentioned the memo concerns. He gave an overview of what they work on and what studies they investigate. And why they didn't find is necessary to include memo in their work.

Business: John Thurston would like to add on to Mr. Masses monologue. I've needed to educate myself along with others. He reached out to a company called (Aco Systems). They design storm water systems; these technologies were developed in Europe and the US is 10 years behind Europe in Stormwater. Aco systems offered to come and give a presentation on these systems. He wants public to know that have options of storm water designs. He would like it opened for discussion on whether the Planning Board is interested in inviting Peter Shaw to give a presentation.

Mike Hodder asked John if he was interested in hosting the presentation and coming back to the Board with feedback. Peter Goodwin mentioned that the Waters Committee have had these presentations before and work on these types of things.

Julie Brown Executive Director from the Wentworth Watershed committee, who works with the Waters Committee commented that these new technologies are good but there needs to be an education piece. We can give them ideas, but they need to provide the education. There needs to be regulations when presenting to landscapers if not then the process won't work.

Minutes: Mike Hodder had amendments made to the January 4, 2021, minutes.

Mike Hodder made motion to approve minutes as amended Peter Goodwin 2nd, all in favor motion passed to amend minutes

December 7, ²⁰²¹, minutes moved to next meeting.

Motion made to adjourn motion 2nd meeting adjourned at 9:10pm

Respectfully Submitted,

Jennifer Baraldi

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**** Please note these minutes are subject to amendments and approval later****