

**TOWN OF WOLFEBORO
PLANNING BOARD
February 16, 2016
MINUTES**

Members Present: Kathy Barnard, Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Paul O'Brien, Vaune Dugan, Members.

Members Absent: Stacie Jo Pope, Vice-Chairman, Dave Alessandroni, Chuck Storm, Alternates.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Secretary.

Chairman Barnard opened the meeting at 7:05 PM at the Wolfeboro Town Hall Great Hall.

I. Work Session

Heritage Commission

Brad Harriman stated the Voter's Guide is scheduled for review and approval by the BOS at its 2/17/16 meeting.

Mike Hodder reviewed the dialogue that took place at the Deliberative Session regarding the Heritage Commission warrant article.

Architectural Design Guidelines

Kathy Barnard asked if the Architectural Design Guidelines would be reflected as an overlay district.

Rob Houseman stated an overlay district could be inserted into the three districts (Central Business District, Bay Street Limited Business District and Wolfeboro Falls Limited Business District) or it could be a stand-alone district. Referencing Purpose and Intent, he stated he changed 3,000 SF to 4,000 SF because any proposal over 4,000 SF requires an architectural or engineered plan.

Vaune Dugan questioned whether 4,000 SF is net or gross.

Rob Houseman stated he believes gross and referenced RSA 310:A.

Paul O'Brien asked why all commercial structures of any square footage is not included.

Rob Houseman stated the direction of the Board was to capture the larger structures rather than only regulating hotels.

Paul O'Brien expressed concern regarding a building that is less than 4,000 SF either on a main road or waterfront that is not aesthetically pleasing.

Vaune Dugan asked if there is any franchise architectural language in the regulations.

Rob Houseman replied yes, in the Design Review Guidelines.

Paul O'Brien stated the architecture should reflect the nature and beauty of the Town.

Kathy Barnard stated the Board began its discussion relative to hotels then decided to review design standards.

Vaune Dugan stated she drafted language that reflects consistency with the format of the Wetlands Conservation Overlay District. She recommended including visual aids such as plans, elevations and photographs, similar to the Town of Durham's regulations.

The Board agreed that Vaune Dugan and Rob Houseman would propose additional revisions for review by the Board.

Master Plan Survey; Request For Proposal

The Board reviewed the Request For Proposal (RFP) for the Master Plan update and requested Historic Resources be added to the RFP.

Corner Lots

Rob Houseman stated the chairman requested the Board review zoning language as it relates to corner lot development. He stated the Board may wish to consider an amendment that requires a corner lot with frontage on Main Street and Center Street to require that Main Street or a portion of Center Street be treated as the front setback. He noted the discussion is prompted by the construction of a new house on the corner of Highland Terrace and North Main Street.

The Board reviewed setback scenarios of development on corner lots.

Brad Harriman stated the circumstance that prompted the discussion is unique and doesn't think it will be a recurring situation.

The Board agreed not to take any further action.

II. Public Comment

None.

III. Informational Items

Rob Houseman noted the following informational item; Woodbine Senior Living NH DES Water Conservation Plan Approval.

Mike Hodder requested Staff notify the abutters of the NH DES approval of Woodbine Senior Living's Water Conservation Plan.

IV. Planning Board Subcommittee Reports

None.

V. Approval of Minutes

None.

VI. New/Other Business

April 5, 2016 Planning Board Meeting

The 4/5/16 Planning Board meeting has been cancelled.

Solar Legislative Bill

Paul O'Brien reviewed such and verified a building permit would be required for such.

It was moved by Mike Hodder and seconded by John Thurston to adjourn the February 16, 2016 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:32 PM.

Respectfully Submitted,
Lee Ann Keathley
Lee Ann Keathley

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