

**TOWN OF WOLFEBORO
PLANNING BOARD
November 15, 2016
MINUTES**

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Paul O'Brien, Members.

Members Absent: Vaune Dugan, Member, Dave Alessandroni, Alternate.

Staff Present: Lee Ann Keathley, Secretary.

Staff Absent: John Krebs, Interim Town Planner.

Chairman Barnard opened the meeting at 7:10 PM at the Wolfeboro Town Hall Great Hall.

I. Work Session

Public Hearings

Kathy Barnard noted the Board received a Petition Warrant Article; noting the Board needs to schedule a public hearing for such. The Board agreed to schedule the public hearing for 12/20/16 and agreed to submit such to Town Counsel for review.

The Board reviewed the draft PowerPoint presentation and supporting information for the proposed zoning changes. The Board agreed to add permitting Bed and Breakfasts as a permitted use rather than a Special Exception in the Bay Street Limited Business District and the Wolfeboro Falls Limited Business District.

Referencing ADU's, Kathy Barnard stated Town Counsel has recommended deleting the definition of accessory apartments as to avoid confusion.

The Board recalled discussing the definition of accessory apartments with Rob Houseman and he recommended against deleting the definition of such. The Board agreed to request guidance from Town Counsel regarding the following; can ADU's be permitted in commercial zones (the RSA only applies to residential zones) and clarification regarding the legal difference between ADU's and accessory apartments.

2017 Planning Board Budget; Master Plan Funding

Kathy Barnard stated both the BOS and Budget Committee supported the Board's request for \$20,000 to begin the Master Plan update process in 2017.

2017 Planning Board Work Program

The Board reviewed the following work program items;

- Architectural Design Review Guidelines / mandatory architectural standards for buildings over 4,000 square feet in the commercial zones and projects needing site plan review
- Viewshed Protection
- Setbacks for properties with frontage on multiple roads
- Update Wayfinding Sign Ordinance (the Board agreed to table such until spring 2017)
- Complete annual CIP update
- Master Plan Update; funding phased over 2 years (2017 & 2018, \$20K/year) (the Board agreed to add a Historical and Cultural Resources Chapter)
- Definition of Hotel/Inn/Motel definition

- Revise Bay Street Limited Business District, Wolfeboro Falls Limited Business District and South Wolfeboro Limited Business District to allow Hotel/Inn/Motel as a permitted use

The Board agreed to strike the third and eighth bullet.

II. Informational Items

None.

III. Planning Board Subcommittee Reports

None.

IV. Approval of Minutes

November 1, 2016

It was moved by Brad Harriman and seconded by Mike Hodder to approve the November 1, 2016 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

V. Public Comment

None.

VI. New/Other Business

Downtown Urban Exemption

The Board agreed to include such in the following application packets; building, subdivision, site plan review and shoreland. The Board also agreed that such should be included as an agenda item for the annual Building Department Forum.

Families in Transition Appeal

Kathy Barnard noted the judge denied the Town and Families in Transition/Green Mountain Communications' Motion to Dismiss; noting that a trial would now be scheduled.

It was moved by Mike Hodder and seconded by Paul O'Brien to adjourn the November 15, 2016 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

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

Respectfully Submitted,

Lee Ann Keathley

Lee Ann Keathley

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