

TOWN OF WOLFEBORO
PLANNING BOARD
January 16, 2018
MINUTES

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

Members Absent: Vaune Dugan, Vice-Chairman, Dave Alessandroni, Tom Brown Alternates.

Staff Present: Matt Sullivan, Director of Planning and Development, Lee Ann Hendrickson, Administrative Secretary.

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

None.

III. Approval of Minutes

January 2, 2018

It was moved by John Thurston and seconded by Peter Goodwin to approve the January 2, 2018 Wolfeboro Planning Board minutes as submitted. Kathy Barnard, Brad Harriman, Peter Goodwin, John Thurston voted in favor. Paul O'Brien, Mike Hodder abstained. The motion passed.

IV. Public Hearings

§ 175-44 Provisions Applicable to All Districts, Signs; Amend the Sign Ordinance to remove content-based regulation pursuant to changes in federal law. Amend type and dimension tables to include all zoning districts. Add lighting standards for consistency with existing lighting section of zoning ordinance. Add clarification for sign definition within section.

§ 175-27.6-12. Steep Slope Protection District; Add clarification in Applicability section and redefine Site Disturbance to include any excavation that does not remove vegetative cover.

§ 175-67 Shorefront Residential District, Shorefront Lot Improvement Standards; Redefine waterfront buffer grid segments from 50'x50' to 25'x50' and point requirement from 50 points to 25 points in those grid segments in accordance Senate Bill 30 and resulting changes to the Shoreland Water Quality Protection Act, RSA 483-B.

Matt Sullivan reviewed the proposed changes to § 175-44, § 175-27.6-12 and § 175-67, see attached.

Chairman Barnard opened the public hearing.

Brad Harriman recused himself.

Suzanne Ryan requested harpoon signs be stricken from the proposal and questioned what public outcry or pressure occurred that triggered adding the language related to harpoon signs.

Kathy Barnard replied none that she is aware of.

Matt Sullivan stated the amendment does not change where harpoon signs are permitted rather, it states that a harpoon sign is a free standing sign.

Suzanne Ryan stated she disagrees because the Town has permissive zoning. She stated the proposal allows for harpoon signs to be used as a temporary sign; noting she doesn't see the need for such clutter.

Matt Sullivan stated that if a harpoon sign is a free standing sign and a business is allowed one free standing sign then, such is permitted.

Suzanne Ryan stated that by excluding the sign, the sign is not allowed however, by including it, permits such. She stated the Board is not doing a service to the Town by including the language.

Referencing the Sign Ordinance, page 1, A., Mary DeVries asked why the Board is proposing a change to such and questioned whether such would have an impact on existing businesses.

Kathy Barnard replied no to the latter question.

Matt Sullivan stated the revision was recommended by Town Counsel because there should be a clear connection to safety of traveling public.

Referencing the Sign Ordinance, specifically lighting, Mary Devries verified that such already existed in the ordinance elsewhere. She questioned whether the Sign Ordinance could be revisited following the Master Plan update because the ordinance refers to the Master Plan.

Kathy Barnard stated signage was addressed in the 2007 Master Plan.

Mary DeVries confirmed that the proposed changes do not place further restrictions on the Sign Ordinance.

The Board discussed decorative signs.

Suzanne Ryan stated harpoon signs are not needed in Wolfeboro and does not add to the aesthetic value of the Town. She recommended deleting language related to such in the definition of sign.

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

It was moved by Mike Hodder and seconded by Paul O'Brien to recommend and move, as written, § 175-27.6-12. Steep Slope Protection District to Town Warrant. All members voted in favor. The motion passed (6-0).

It was moved by Mike Hodder and seconded by Paul O'Brien to recommend and move, as written, § 175-67 Shorefront Residential District to Town Warrant. All members voted in favor. The motion passed (6-0).

John Thurston stated the Board discussed harpoon feathered flags and doesn't feel that such as a benefit to the Town. He stated he would prefer the language be removed from the ordinance.

Peter Goodwin stated the Board also discussed the differences between flag and harpoon signs. He stated there is no difference between a banner that is held by two posts, a flag that is held by one post and a harpoon sign that is held by a curved pole. He stated the difference between all three signs is the matter of construction therefore, there is no difference.

John Thurston stated he believes there is a distinction between the types of signs.

Mike Hodder asked if harpoon signs would be prohibited if the language was not included.

Matt Sullivan replied no. He stated it is his opinion that a harpoon sign is a free standing sign and therefore, is permitted.

Mike Hodder asked why such is included in the definition of sign if harpoon signs are considered a free standing sign.

Matt Sullivan stated the language was added as a result of a member of the Board and noted he is not sure if placing the language in the definition of sign is appropriate.

Mike Hodder recommended removing the language of harpoon signs in the sign definition. He stated the Board has held two public hearings and the only public comment has been in opposition to such.

Kathy Barnard agreed with Mr. Hodder.

It was moved by Mike Hodder and seconded by John Thurston to delete language relative to harpoon signs in the definition of Sign.

Discussion of the motion:

Peter Goodwin stated the issue is problematic and therefore, will further review with the Board at a later date.

It was moved by Mike Hodder and seconded by John Thurston to delete language relative to harpoon signs in the definition of Sign. Kathy Barnard, Paul O'Brien, Mike Hodder, John Thurston voted in favor. Peter Goodwin opposed. Brad Harriman abstained. The motion passed.

It was moved by Peter Goodwin and seconded by Paul O'Brien to recommend and move § 175-44 Provisions Applicable to All Districts, excluding language relative to harpoon signs in the definition of Sign, to Town Warrant. Kathy Barnard, Paul O'Brien, Mike Hodder, John Thurston, Peter Goodwin voted in favor. Brad Harriman abstained. The motion passed (5-0-1).

V. Communications & Miscellaneous

The Board was provided the following communications/information; meeting memorandum and TRC minutes.

VI. Unfinished Business

Master Plan

Matt Sullivan reviewed the process for the Master Plan public forum.

Mike Hodder stated Parks and Recreation was not originally included.

Matt Sullivan stated Parks and Recreation has assets that should be included under Community Facilities.

Mike Hodder stated such was previously its own chapter.

Matt Sullivan stated the Board discussed such and agreed to place it in the Natural Resources and Community Facilities. He expressed concern that there are ten chapter divisions yet there are not ten Planning Board members to staff the tables.

Steve Whitman stated there are six map products to be provided. He requested the Board submit their recommendations for chapter tables by Friday, 1/19/18.

Suzanne Ryan asked if people would be able to participate in more than one topic.

Steve Whitman replied yes.

The Board scheduled a midterm Master Plan meeting for 6/19/17; such would be announced at the public forum.

VII. New Business

- Route 28 Corridor meeting scheduled for 1/18/18, 6:30 PM at the Great Hall.

VIII. Planning Board Subcommittee Reports

N/A

IX. Nonpublic Meeting
N/A

It was moved by Mike Hodder and seconded by Paul O'Brien to adjourn the January 16, 2017 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:38 PM.

Respectfully Submitted,

Lee Ann Hendrickson

Lee Ann Hendrickson

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

- **STEEP SLOPE PROTECTION OVERLAY DISTRICT; APPLICABILITY AND SITE DISTURBANCE**
- **PROVISIONS APPLICABLE TO ALL DISTRICTS; SIGN ORDINANCE**
- **SHOREFRONT RESIDENTIAL DISTRICT; SHOREFRONT LOT IMPROVEMENT STANDARDS**

PROPOSED ZONING AMENDMENT PUBLIC HEARING #2

01.16.2018

STEEP SLOPE PROTECTION OVERLAY DISTRICT; APPLICABILITY AND SITE DISTURBANCE

AMENDED TEXT:

§ 175-27.7

Applicability.

This article shall apply to all areas with a slope of 15% or greater, as shown on the Town's Steep Slopes Map, and where the proposed site disturbance of slopes 15% or greater is greater than a cumulative 20,000 square feet as shown via a site-specific topographical survey.

SITE DISTURBANCE

Any activity that removes the vegetative cover from the land surface or includes excavation of earth.

PROVISIONS APPLICABLE TO ALL DISTRICTS; SIGN ORDINANCE AMENDMENTS

§ 175-44 Provisions Applicable to All Districts, Signs; Amend the Sign Ordinance to remove content-based regulation pursuant to changes in federal law. Amend type and dimension tables to include all zoning districts. Add lighting standards for consistency with existing lighting section of zoning ordinance. Add clarification for sign definition within section.

PROVISIONS APPLICABLE TO ALL DISTRICTS; SIGN ORDINANCE AMENDMENTS

Type of Signs	VR, R, GR, SFR, RR and MW	Rural-Ag and Agriculture	PHRDD, Center St/Rte. 28 Mixed-Use B D	C1-CBD, SWLBD, BSLBD, WFLBD, C2 Limited Business District	Office, Residential, Institutional Overlay District
Projecting ¹	NP	P	P	P	P
Residential home- <u>occupations necessary</u>	P	P	P	P	P
Temporary public event	P	P	P	P	P
Temporary	P	P	P	P	P
Wall ¹	NP	P	P ¹	P	P
Freestanding or ground ¹	P	P	P	P	P
Reader board	NP	NP	P	P	NP

PROVISIONS APPLICABLE TO ALL DISTRICTS; SIGN ORDINANCE AMENDMENTS

Type of Signs	VR, R, GR, <u>SFR</u> , RR and MW (square feet)	Rural-Ag and Agriculture (square feet)	PHRDD, Center St/Rte. 28 Mixed-Use B D (square feet)	C1-CBD, ¹ <u>SWLBD</u> , <u>BSLBD</u> , <u>WFLBD</u> , C2 <u>Limited Business District</u> (square feet)	Office, Residential, Institutional Overlay District (square feet)
Projecting	NP	16	16	16	12
Residential home-occupation accessory	2	6	4	4	4
Temporary public event	48	48	48	48	48
Temporary	6	6	6	6	6
Wall	NP ¹	The lesser of 10% of the face of the building or 24	The lesser of 10% of the face of the building or 24	The lesser of 10% of the face of the building or 18	The lesser of 10% of the face of the building or 12
Freestanding or ground	NP ¹	1	24	18	6
Reader board	NP	NP	3	3	NP

PROVISIONS APPLICABLE TO ALL DISTRICTS; SIGN ORDINANCE AMENDMENTS

Sign Lighting:

- (a) All lighting in the Town of Wolfeboro is required to have full-cutoff shielding.**
- (b) Up-lighting by any method is prohibited; however, the Planning Board may allow limited use of upward landscape lighting on a case-by-case basis.**

Sign Definition:

Devices such as harpoon type pole signs and banners are considered to be signs.

SHOREFRONT RESIDENTIAL DISTRICT; SHOREFRONT LOT IMPROVEMENT STANDARDS

Redefine waterfront buffer grid segments from 50'x50' to 25'x50' and point requirement from 50 points to 25 points in those grid segments in accordance Senate Bill 30 and resulting changes to the Shoreland Water Quality Protection Act, RSA 483-B.

PUBLIC HEARING