

**TOWN OF WOLFEBORO
PLANNING BOARD
May 15, 2018
MINUTES**

Members Present: Kathy Barnard, Chairman, Vaune Dugan, Vice-Chairman, Brad Harriman, Selectmen's Representative, Peter Goodwin, John Thurston, Mike Hodder, Members.

Members Absent: Dave Alessandrone, Tom Brown, Alternates.

Staff Present: Matt Sullivan, Director of Planning and Development, Lee Ann Hendrickson, Administrative Secretary, Cathleen LaPierre, Recording 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. Scheduled Appointments / Public Hearings / Public Forum

Town of Wolfeboro Municipal Electric Department

Agent: Barry Muccio, Director of Operations

Special Use Permit

Tax Map #189-8

Barry Muccio, Director of Operations, MED, proposed the rebuild of the 390 Electric Line with a 3.6 mile 100' wide right-of-way area as the original line was constructed in 1963. He stated the wetlands are traversed; specifically in 24 locations.

Gregory Howard, North Country Soil Services, stated he was retained to delineate jurisdictional wetlands from Tuftonboro town line to Wolfeboro. He stated from Filter Bed Road across to Back Bay will require 5 poles, within the 25 ft. wetland buffer, 6 poles within non-prime ~~land~~ wetland, and 10 poles within the 100 ft. prime wetland buffer. Vegetation will be cut to allow access while periodic monitoring will occur to ensure maintenance. He stated Clows Brook area is of concern as it is extremely overgrown; therefore, materials will be chipped and disposed of offsite.

Vaune Dugan asked how the line will appear (apparatus and style).

Barry Muccio replied very similar to the existing poles and wire with no increase in height.

Vaune Dugan asked if it is still a single pole.

Barry Muccio replied yes.

Vaune Dugan asked how it currently crosses Back Bay.

Barry Muccio responded similar to what exists today; same route with structures on each side of the shore.

Kathy Barnard suggested putting it under Back Bay.

Barry Muccio responded no, it will increase the cost of the project and impact the environment. He noted the line is currently not energized.

Peter Goodwin asked why the need if not currently energized.

Barry Muccio replied because there is a plan to build a new substation closer to the Town's load base (South Main Street) in the future.

Peter Goodwin asked how electricity is delivered now.

Barry Muccio responded through Filter Bed Road, Substation #3.

Peter Goodwin stated there is some benefit for the beauty of Back Bay if there are no power lines at that location and asked about the expense associated to do that.

Alan Rice, PLM Engineering, stated to transition line from overhead to underground would include an area of 950' which is costly, challenging to get to and uncertain of properties affected; total expense could potentially be 1 million.

Mike Hodder stated the wetland delineations were done in height of summer and asked if the results would be different if completed earlier in the summer when the ground is wetter.

Gregory Howard replied no.

Mike Hodder inquired about moving the materials off site so not repopulate.

Gregory Howard confirmed yes, burned material would be done off site; would utilize a soil processing plant to incinerate.

Brad Harriman asked once the new line is installed will the old be removed or remain in place.

Barry Muccio stated it will be removed once the line is deenergized.

Matt Sullivan asked what the impact would entail; power outages when the transition from old to new occurs?

Barry Muccio replied there could be a brief outage on transition day; however, no duration.

Matt Sullivan confirmed construction to occur mid-September to December.

Martin Marc, 10 King Street, asked if the pole will go up 10'.

Barry Muccio replied 8'.

Kirk Beswick, Vice President of Facilities Management at the Taylor Community, asked how they will be notified of shortages.

Barry Muccio stated he did not foresee more than 1 outage and will be done through postings, mail, and Facebook.

Kirk Beswick asked if there will be a financial impact.

Barry Muccio stated no, the cost is built into current electric rate, there will be no increase.

Kirk Beswick asked how to request prints/plans for proposal.

Matt Sullivan stated he could supply such.

Paul Whalen, 79 Glendon Street, stated the Substation is next to his backyard and expressed concern for safety and noise associated with transformers and magnetic fields. He questioned the impact on his property value and asked if possible to upgrade the other substations as they only stand to gain 1.5 miles by adding this substation.

Barry Muccio replied this type of line is run down Main Street in many communities; it's common voltage, not high and is safe.

Ian Whitmore, 10 Jonathan Hersey Road, stated the 390 line biceps his 28-acre lot and the line is not currently well maintained. He is concerned that rebuild will exacerbate the issue and would like assurance that invasive species and soil erosion reduction will be addressed.

Barry Muccio stated he believes there will not be an impact on soil erosion as they are visiting existing pole sites, not excavating.

Gregory Howard stated any soil disturbed areas will be regraded, seeded and mulched. He stated current ATV use is negatively impacting the soil.

Ian Whitmore questioned how the lot would be accessed.

Barry Muccio replied they haven't addressed which properties will be used to access poles.

Kathy Barnard confirmed the Municipal Electric Department will notify property owners regarding access.

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

Mike Hodder stated the Municipal Electric Department presented a considerate and responsible plan.

It was moved by Mike Hodder and seconded by Peter Goodwin to recommend reconstruction of the 390 Utility Line as presented. All members voted in favor. The motion passed.

**Town of Wolfeboro Public Library
Agent: Cindy Scott, Library Director
Site Plan Review & Special Use Permit
Tax Map #231-60**

Kathy Barnard recused herself.

Mike Hodder stated when the plan was put together he was Chair of the Library Trustees; however, doesn't feel it is a conflict.

Matt Sullivan stated MED abutters were noticed however, the Library abutters were not noticed and noted that plan amendments will be presented in June.

Cindy Scott, Library Director, stated the Building Committee has been working on the plan since 2014. She reviewed changes to the exterior building and stated the interior plan is still being worked on.

Dave Ford reviewed access, parking, and traffic circulation; one way entrance, handicap parking, 2 wetland impact areas. He reviewed location for snow storage, location of drainage, outlets, buffering to abutters, landscaping, and sewer line location.

Vaune Dugan requested the Maple trees along the sidewalk be maintained.

Dave Ford stated he would review such with the architect prior to next meeting.

Vaune Dugan stated if they are unable to spare the trees, requested a replacement plan.

John Thurston questioned if roof drainage will collect into rain gardens.

Dave Ford replied it won't go in rain gardens because it doesn't need to be cleaned.

John Thurston asked how they will mitigate moisture in the basement area.

Dave Ford replied by removing the clay base and replacing the soil and stone along with a dehumidifier system.

Cindy Scott stated the basement will have only electrical and minimal storage; will install 2 dehumidifiers.

Dave Ford stated the roof runoff will be piped to drainage culverts that connects to the system on Main Street.

John Thurston verified that runoff will not be collected on site.

Dave Ford stated surface water on site will be treated through rain gardens; noting existing soils do not allow infiltration.

Mike Hodder verified it is gravity fed into the Town's system and such is a feasible solution. His concern related to impact of runoff and snow storage to Wyman property as it has been a historical problem. He questioned whether the snow storage noted on the plan and is the best solution.

Dave Ford stated he would have snow removed off site if needed.

Mike Hodder questioned how patrons will navigate around snow storage areas to the library.

Dave Ford stated a crosswalk/pathway will be added to access library from parking area. The goal is to maximize parking, minimize impervious surfaces and be esthetically pleasing.

Mike Hodder inquired how the snow will be controlled with regard to plows pushing snow into the wetlands.

Dave Ford stated snow plows will be regulated, areas will be staked and employees trained (relative to snow plowing).

Mike Hodder asked if the work can be done without removing the stone wall and preserving the sheep run.

Dave Ford stated he would need to talk to the contractor about relocating it as a portion is located in the middle of the parking area and will look into seeing what can be saved; possibly stockpile on other side.

Mike Hodder asked about creating a walking path from the Library to the Towns Garden.

Dave Ford replied it could be a possibility for the future.

Cindy Scott stated she walked the site with Dan Coons, Conservation Commission Chairman, and discussed plans for the future and would also like to see a pathway.

John Thurston asked if there were going to be solar panels on the roof.

Cindy Scott there will be solar tubes to let in natural light; noting the capability of solar in the future is being built into the plan.

John Thurston asked if the roof will require shoveling.

Dave Ford replied no.

Vaune Dugan asked if shingles are asphalt.

Dave Ford confirmed yes.

Vice-Chairman Vaune Dugan opened the meeting for public comment.

A member from the Public inquired about placing solar panels on the roof.

Cindy Scott replied yes, solar panels were discussed; however, the current budget won't allow but possibly in the future.

Maggie Stier stated she is pleased with the changes to the façade and in keeping with the character of South Main Street.

It was moved by Vaune Dugan and seconded by Mike Hodder to continue the Town of Wolfeboro Library Site Plan Review public hearing to June 5, 2018. All members voted in favor. The motion passed.

IV. Action Items

Lot Merger

Town of Wolfeboro

Tax Map #231-59 & 231-57

Matt Sullivan stated this involves merging the McBride lot with the Public Safety Building for a couple of reasons; one being it is relative to the long-term planning for the Public Safety facility should there be changes in the future and two, it could be potential staging for the library construction. If merger is approved, it creates a lot approximately 2 acres in size.

Vaune Dugan asked if the building is gone.

Matt Sullivan confirmed yes and the lot is compliant from an area and road frontage perspective.

Kathy Barnard brought up the Route 28 study.

Matt Sullivan stated the Route 28 study involves aligning the exit or entrance from the Public Safety Building with Christian Ridge Road for safety reasons.

John Thurston questioned if the study will come out prior to moving the driveway over to the Fire Department.

Matt Sullivan stated no, there is not a plan to reconfigure the driveway.

Vaune Dugan asked if roadway was reviewed with regard to connecting to the Library.

Matt Sullivan stated yes.

Kathy Barnard stated need to ensure that both facilities, the Library and Public Safety Building communicate with one another.

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the Town of Wolfeboro Lot Merger. All members voted in favor. The motion passed.

Lot Merger
Douglas W. Smith
Tax Map #30-3 & 30-2

Matt Sullivan stated the owner cannot construct an addition on the other side of the driveway due to encroachment by existing driveway.

Kathy Barnard asked what the zone is.

Matt Sullivan confirmed it to be in the Rural Agricultural Zone District with a 5-acre minimum lot size and 400' of road frontage requirement.

Kathy Barnard verified the lot merger makes the lot more conforming.

It was moved by Vaune Dugan and seconded by Mike Hodder to approve the Douglas W. Smith Lot Merger. All members voted in favor. The motion passed.

V. Approval of Minutes
N/A

VI. Communications & Miscellaneous
N/A

VII. Unfinished Business

Vacancies in Membership

Matt Sullivan distributed Tim Cronin's letter and Susan Repplier's letter of interest.

Mike Hodder stated he spoke to Joe Melanson regarding the vacancy; noting he declined due to family issues.

It was moved by Peter Goodwin and seconded by Mike Hodder to appoint Susan Repplier as Planning Board Member until March 2019. All members voted in favor. The motion passed.

Master Plan Midterm Forum Format Discussion

Matt Sullivan stated the Forum is scheduled for June 19th at 7pm.

The Board agreed the following relative to the format of the forum;

- 5 minute "How we got here"
- Master Plan Subcommittee Reports
- Q & A
- 2007 Master Plan Implementation
- Public input/comments from previous forum/forum requests
- Questions after each presentation

VIII. New Business
N/A

IX. Planning Board Subcommittee Reports
N/A

X. Nonpublic Meeting
N/A

It was moved by Mike Hodder and seconded by John Thurston to adjourn the May 15, 2018 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 8:57 PM.

Respectfully Submitted,
Cathleen LaPierre
Cathy LaPierre

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