

TOWN OF WOLFEBORO

PLANNING BOARD

Great Hall at Wolfeboro Town Hall – 84 South Main Street

Tuesday March 15, 2022

MINUTES

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

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

Staff Present: Tavis Austin, Director of Planning and Development

- III. **Public Hearings:**

**(a) TOWN OF WOLFEBORO PLANNING BOARD – SITE PLAN REGULATION
AMENDMENT**-Amending §173-10 Notices to remove newspaper notice requirement

K. Barnard asked Tavis to present the reason for this Site Plan Regulation consideration.

T. Austin stated that this Amendment would remove the obligation of having to post notices of meetings in the newspaper to satisfy the State noticing requirements. This amendment may have caused some confusion as the Planning Board intends to continue noticing meetings in the paper while not be 'required' to do so. There would be no change to what the public is accustomed to.

K. Barnard asked what the State Statute was for posting notices.

T. Austin said it needs to be visibly posted in two (2) public places.

K. Barnard opened for Public Hearing and asked if anyone would like to speak to the proposed Amendment Change.

S. Ryan spoke to being opposed to a change in the Amendment

R. Murray is opposed to the proposed amendment.

A. Adams asked the Board if this amendment passed, you would not be required to post in the newspaper if you didn't feel like it.

M. Hodder stated that the Board is going along with the times, and that this Board is not whimsical, and it would discuss and notify the public before making any sudden changes, in not publishing notices in the newspaper.

K. Barnard said she agreed with the residents' concerns, posting public notices are a very important part of how we operate and being part of a public agency. She does not recommend a change in the proposed amendment.

B. Harriman also agreed with the residents who spoke and their opposition. He stated that his fellow Board members and the Town Manager, also are not in favor of the proposed amendment.

M. Hodder made a motion to rescind this proposed motion and continue with retaining the wording as stated in Site Plan 173.10.

K. Barnard seconded the motion, all in favor, motion passed

(b) TOWN OF WOLFEBORO PLANNING BOARD – SITE PLAN REGULATION

AMENDMENT– To amend §174-9 G. Stormwater drainage to read §174-9 “G. Stormwater Regulations: See §173-21.”

K. Barnard explained that a subcommittee was formed to investigate the changes of these regulations, she asked Tavis to speak the on effects of the Amendment.

T. Austin explained the Amendment.

K. Barnard addressed his wording in the regulation she requested per her email that it needs to be worded to read “less than 10,000 sq ft” rather than “<10,000 sq. ft.”.

M. Hodder said the line above should be stricken from the regulation.

K. Barnard invited anyone who wanted to speak.

L. Clark, spoke in favor of the change and the importance of this change. She thanked the Board and sub-committee for their work on the Stormwater Regulations.

J. Brown from the Wentworth Watershed thanked the Board for including them in this proposal change and the importance of addressing the Stormwater Regulations.

R. Tetreault had some questions in regard of the new Regulations. Wanted to know the requirements post construction.

T. Austin said that it is Site Specific.

K. Barnard closed the Public Hearing. Asked Board for comments.

M. Hodder, spoke to email from S. Silk and wanted to know if corrections have been made on the issues she spoke of.

T. Austin said they have been addressed and changes and corrections have been made on the document.

M. Hodder made a motion to adopt Stormwater Regulations §73-21 as presented this evening. J. Thurston seconded the motion, all in favor motion passed.

M. Hodder made motion on subdivision regulation, move to amend §174.9G to read 174-9G: Stormwater Regulation: §173-21. J. Thurston seconded the motion, all in favor, motion passed.

IV. Discussion Items:

(a) Conceptual Non-Binding Project Review

K. Barnard explained that this is an informal presentation to gather information, from applicant, to better understand the possible project.

Randy Walker of Walker & Varney and representing Geordy Hutchinson and Michelle Hanson the applicants of the project "Pine Hill Preserve".

R. Walker summarized the project. He detailed the manufactured housing elements as well as the multi-family sections. He addressed topics related to road, density, and the general permitting process through the Planning Board. He reported that the applicants understand they would need two (2) Variances.

K. Barnard asked about the wetlands on site and septic system.

Christopher Berry spoke on behalf of Randy and the applicants the process, preparations before the project would move forward

K. Barnard suggested that they check with the Conservation Commission.

M. Hodder had questions about the Boundary Lines.

J. Thurston had a question about snow storage and utilities.

P. Goodwin spoke to the possibility of solar use.

V. Dugan, believes it is a good project, but has concerns about the grade of roads and building them to Town Standards.

D. Breskin asked if the project was to move forward did, they have a schedule for the project.

K. Barnard asked about Net Development Density, height of buildings, elevators.

C. Berry addressed all concerns and questions from the Board.

The applicants also addressed questions.

The Planning Board thanked Mr. Walker for his presentation and look forward to seeing further information.

R. Walker thanked the Board for taking the time to listen to the presentation.

(b) Accessory Dwelling Unit Discussion

To allow detached ADU's

T. Austin addressed the Conceptual Draft that was requested by some of the Board Members regarding ADU's.

Proposed change would make an interior attached ADU permitted by right while a condition use permit would be required for detached ADUs. Additional *Criteria for Approval* have also been drafted.

V. Dugan feels if we are trying to increase the number of houses in Town, this proposal will help in a good way to be integrated into the Land Plan.

K. Barnard commented that we should take the accessory dwelling unit and have people to go along with it being attached to the house. We have had such a difficult time with Accessory Buildings turning into dwelling units.

M. Hodder agrees with Vaune, he feels that attached ADU's haven't been popular. Suggests having detached ADU's where homeowners would have more regulation would be a positive move.

J. Thurston agrees with K. Barnard on this proposal.

M. Hodder, V. Dugan are in favor of the proposal.

K. Barnard and J. Thurston are not in favor of the change.

K. Barnard suggested that they refine the language and visit again, next meeting, then decide if it should go to public forum for further discussion.

V. Other Business:

(a) Review of minutes February 15, 2022

Amendments made to minutes:

B. Harriman addressed that he returned to session after Pop Whalen Discussion

V. Dugan was not listed as present, and she was at meeting.

M. Hodder asked if the questions he addressed at the meeting had been answered.

M. Hodder made a motion to accept minutes as amended, K. Barnard seconded the motion all in favor motion passed.

VI. Public Comments:

S. Ryan spoke to the Accessory Dwelling Unit Discussion

K. Barnard made a motion to adjourn all in favor, meeting adjourned.

Respectfully Submitted,

Jennifer Baraldi

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