

TOWN OF WOLFEBORO

PLANNING BOARD

February 15, 2022

MINUTES

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

Members Present: Kathy Barnard, Chairman, Mike Hodder, Vice-Chairman, Brad Harriman, Selectmen's Representative, Member, Member, John Thurston, Member, Julie Jacobs Alternate, Doug Breskin Alternate

Absent: Peter Goodwin

Staff Present: Tavis Austin, Director of Planning and Development

Brad Harriman recused himself

I. Public Hearings: None

II. Discussion Items:

(a) Pop Whalen (674:54)

Randy Tretreault, Jim Pineo, Paul Blanc from CCI , spoke to the proposed Construction and expansion changes of Pop Whalen.

This is a Town project being presented to Planning Board for informational purposes and questions.

Kathy asked about the protection from silt fence, and Paul said a silt stocking would be used.

Kathy also asked if storm drainage was part of the plan.

Vaune asked if the plan included an expansion of the leach field. Randy said that it wasn't necessary because it meets the correct numbers, it was updated around 1996.

Mike Hodder asked about how the runoff from the roof would be captured. Paul Blanc referred to the drip edge detail around the area and pipe.

Mike Hodder asked if the parking lot will be calculated as pavement on the west side, and if the area could be plantings as opposed to just loam and seed.

Paul said that you can request that and thought it would be a great idea.

John Thurston asked about the referenced mowing height and use of fertilization, be note as organic fertilization.

John asked about the Zamboni issue in regarding leaving ice to freeze and affecting the Zamboni floor. They will look into the issue.

John asked if they will be heating the floor

John asked about the Pump and Maintenance room. They might be ending their useful life cycle.

There is no intention to replace them, as they are only ½ way thru their life cycle.

John asked about how the rink would be ventilated. The final design is still being worked on and there will be a unit on the roof for ventilation. This will include the locker room.

Snack room/grinding room. John asked if it is safe to sharpen skates near food prep. That part of the plan has been modified.

Julie asked about the cooling tower, was told cooling tower outside, will be on the ground on a stand-alone structure. Some of the compressors are inside the building.

Vaune asked what other uses for facility. Jim said they are looking to use it as a multi-use building. They are still working on this issue, thinking of craft fairs, bridal shows, other sporting events. Options limited to creativity.

Kathy asked about any new lighting being installed. They will be coming in with new over head power between rink and lodge.

Kathy asked about the landscaping. Jim said not a lot of landscaping that could be down.

Julie asked where the office will be. They were pointed out to the board on the plans.

John asked about the new bleacher's location. Board was told they would be in the same location.

John asked about overhead heat projection. They are not programmed in yet, it will be a budgetary item.

Kathy asked if they have enough parking. Was told they are adding 64 more parking spaces.

John asked, speaking to the landscaping, is there anything you can do to dress up the front of the building. It would have to be low root due to the runoff. And they will look into the issue further.

Mike Hodder addressed the maintenance of the building once complete. Jim agreed that we need to do a better job of maintaining the buildings. Once the building is complete, we will have a better idea on how to maintain it.

Vaune asked if there was a plan on salvaging the demolition materials to be used elsewhere. The material will be removed and taken off site and salvaged, it will be recycled.

Kathy will have Tavis forward suggestions from the board to Jim.

Mike was concerned with time constraints. Wanted to go over what suggestions the Board made for the project.

Septic System addressed, Low bush landscaping, Lighting, Eventual Storm Water Design, Organic Fertilizer, Ample Parking, Conservation visit to site, Drainage System using pipes with holes, Zamboni Operations.

Kathy thanked Jim and attendees for coming and wished them well with the project.

(b) Taylor Amenities Parking

Kurt Beswick, submitting slight change in plans due the Alteration of Terrain (AoT)

The Plans are a modification of original plans.

There is improved stormwater treatment device as required through the AoT permit.

It was discussed that these are minor changes and no reason to revisit or bring before the public.

This is not a substantial change, and therefore does not need to be brought up in a new public hearing.

A motion was made to approve motion was 2nd, all in favor motion passed.

(c) Storm water Regulations Update

Kathy would like to go over the Stormwater regulations everyone was given a copy to look over.

Kathy said she wanted a section from the 2014 regulations added verbatim to the new regulations and they were not.

Mike Hodder asked if this section was better then what they had.

Kathy said, yes, they are more specific, and it is basically what we were trying to do.

Doug had some spelling issues he wanted to change.

Doug had comments about some wording in section E.

The word would be changed from new to latest.

Section F Water treated or water to be treated, Tavis said should say treated.

John had concerns about section C -e, adding the word abutters

Kathy asked if Board was all set with bringing this to the Public Hearing March 15th

All members agreed.

(d) Water Memo

Kathy said she spoke with Dave Ford and he said there is a study being done that will be completed in about 6 months. Kathy said she told Jim Pineo that they needed to coordinate a meeting with Selectman. Jim said he would set something up when he returns.

(e) 2022 Work Program

Housing updates:

Mike Hodder asked the Board to have Short Term Rentals addressed and create a sub-committee to study the laws of short-term rentals, and court cases in this state, He feels we might need to wait and see about Jeb's Bill 249 and what will happen with it. We need to seek counsel on where we should go with this Issue

Kathy asked what he would like counsel to advise.

Mike, - is it practical to craft an ordinance about STR's and what forms they should take if needed.

Tavis asked about Bill 249. He hasn't read the Bill yet. If the bill doesn't pass would the Board want to add an ordinance.

Mike said that is one of the things he would like Laura (counsel) to advise.

Mike stated that the public, rightly or wrongly isn't happy that the Planning Board hasn't acted on this issue yet.

Kathy said the committee has done some work on this issue.

John agreed that the Board has done some work on the issue, but he would like to wait and see how cases in other towns work out.

Kathy asked Tavis to send a memo to Laura to address the issue.

Kathy said we need to include Manufactured Housing in the housing plan.

Mike said we need to take Housing Density off the list

Kathy said we need to look at the regulations.

Tavis said there is a study on the Density Issue along with Water and Sewer.

John said the public feels that Housing, Density, Water and Sewer issues are not being addressed by the Board. He said he would like to work with his members and Town to help address and solve these issues.

(f) Other

Kathy suggested that the Board give Tavis a list on items that he would need to address before next meeting.

Tavis said he has his list of items that he will address.

Tavis suggested to cancel the March 1, 2022 meeting, since there is no Public Hearings.

Kathy said we need to make sure we remove the C2 zoning and refer to C1.

(g) Review of Minutes:

December 07, 2022, minutes reviewed, Vaune corrected page 7 should read as follows
Vaune asked if flat roof.

Kathy made a motion to approve the minutes all in favor, motion passed

February 1, 2022, minutes reviewed, Mike Hodder pg 2 asked about the roads, Vaune Dugan seconded the motion, same paragraph one down same as above. Vaune Dugan seconded the motion.

Kathy made a motion to approve the minutes all in favor motion passed.

Kathy made a motion to adjourn meeting, motion seconded, all in favor motion passed.

Respectfully Submitted,

Jennifer Baraldi

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