

**Town of Wolfeboro  
Planning Board Agenda  
Great Hall at Wolfeboro Town Hall - 84 South Main Street  
Tuesday, July 5, 2022  
7:00 PM**

**I. Call to Order - 7:00 PM**

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

**Member Excused:** Vaune Dugan

**Staff Present:** Tavis Austin, Director of Planning and Development

**III. Public Hearings:**

1. **FOLEY FAMILY REV. TRUST 2013 - 127 Forest Road – Tax Map #215-31 – Case #2022-06-Special Use Permit – Garage & Paved Turnaround Area – Formal Submission/Public Hearing.**

Chairman Barnard stated that the Board held a site visit at proposed project property at 6:30 PM with Julie Jacobs, Doug Breskin, Peter Goodwin, John Thurston, Brad Harriman, Mike Hodder, and Kathy Barnard in attendance. The Site Visit concluded at 6:40 PM.

Jim Rines of White Mountain Surveying and Engineering to the proposed project on behalf of the Foley Family Rev. Trust.

Kathy Barnard addressed the Conservation Commission Concerns, Jim Rines commented that he reached out to them but hadn't hear back from the Commission.

Kathy Barnard stated that Conservation Commission didn't have any strong objections to the project, they just wondered if the project could be scaled down a bit.

Peter Goodwin commented that a 24x24 garage is a standard size, he wondered if they had investigated maybe rotating and reconfiguring the design.

Jim Rines said they had, and they would not work for the needs of the driveway.

John Thurston had some questions about run-off on the left-hand corner he feels the Foley Family have done a remarkable job with the planning of the project.

Tavis Austin read the suggested Conditions of Approval.

1. *The following plans, as amended by the Planning Board approval, are incorporated into the approval:*

**Special Use permit Application Plan for, Foley Revocable Trust 2013, Wolfeboro New Hampshire.** (Sheet 1/1 as received June 06, 2022)

2. *The applicant shall be responsible for the payment of all recording fees for Notice of Decision.*
3. *All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflict information between documents, the most recent documentation and this notice herein shall generally be determining.*
4. *Any conditions of approval of the Special Use permit will be duly referenced in related construction plans.*
5. *The applicant shall add drip edge to the South & West of the driveway/new turn around area to reduce rate and quantity of the runoff at top of slope.*

Kathy Barnard stated that application looks complete.

**Mike Hodder made a motion to accept the application as complete, John Thurston seconded the motion, all in favor motion passed.**

Kathy Barnard opened for Public Hearing.

John Percuta of 124 Forest Road, to how the improvements of the project are an asset to the area.

**Mike Hodder made a motion to approve Case- #2022-06, Tax Map- #215-031 127 Forest Road for a Special use Permit- Garage & Paved Turnaround area with the 5 conditions stated by the Planner, John Thurston seconded the motion, all in favor, motion passed.**

6. **TWC PROPERTY DEVELOPMENT, LLC-PETER FORD – 27+ South Main St – Tax Map #217-91 - Case #2022-07 – Site Plan Review – Deck with stairs – Formal Submission/Public Hearing**

Chairman Barnard read the next proposed Hearing.

Applicant was not in attendance to present proposed case.

Kathy Barnard made a motion to open Public Hearing and continue the hearing until next Planning Board Meeting of July 19, 2022, John Thurston seconded the motion all in motion passed.

#### IV. Discussion Items:

Telecommunications: Chairman Barnard asked Planning Director about this letter and if the Board has any questions. Tavis Austin said he had an informal meeting with two proposed applicants, they have yet to come forward with a proposal and this letter is just a due heads up of a potential application.

Kathy Barnard asked Mike Hodder to speak to the latest actions that have passed and come down by the Governor.

Mike Hodder stated that the Omnibus bill was passed and amended effective July 1, 2022, all decision for or against a proposal will need to be put in writing and back by facts.

Tavis Austin addressed the Board by stating that this is not difficult, and many Towns already do this, he would like to present at the July 19<sup>th</sup> meeting tutorial materials on the process.

#### V. Public Comment

None

#### VI. Other Business:

**(a) Chairman Barnard spoke to a letter received, requesting a member be removed from the Board, Kathy stated that the Board doesn't get involved in removing elected officials, Mike Hodder stated that no elected official can be removed once elected by the public.**

#### **(b) Review of Minutes June 21, 2022**

Mike Hodder would like to amend pg. 1, Bold type 3<sup>rd</sup> paragraph, from 120ft to 150ft

**Mike Hodder made a motion to approve the minutes of June 21, 2022 as amended, Kathy Barnard seconded the motion, all in favor motion passed**

**Respectfully Submitted,**

*Jennifer Baraldi*