

Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, March 21, 2023
7:00 PM

I. Chairman Barnard called meeting to Order 7:00 PM

II. Members Present: Chairman Kathy Barnard, Roger Murray, Peter Goodwin, Vaune Dugan, John Thurston, Doug Breskin (remote), Brad Harriman Selectmen's Representative, Julie Jacobs, Alternate, Linda Murray, Alternate Selectmen's Representative

Staff Present: Tavis Austin, Director of Planning and Development

K. Barnard welcomed R. Murray to the Board.

III. Public Hearings: NONE.

IV. Discussion Items:

(a) Non-Binding Concept Review: Hunters

Randy Tetreault, Norway Plains, represented the project as submitted on behalf of the future applicant. He discussed the general site parameters and justification for the proposed site plan. He also detailed a preliminary Technical Review Committee meeting convened with the owners and all Town departments to discuss the needs and requirements from the Town's perspective. He noted primarily using the existing/ store footprint, the minor expansion—and justification therefore—as well as the concept of a parking area to the rear of the store, accessed off School Street, that could serve as a prescription pick-up window for Walgreens. He concluded noting the need to have the rubble removed from the site prior to his ability to complete the survey work and begin the geotechnical review required; all with the intent of going for another TRC meeting and ultimately back to the Board as soon as practicable. He then provided the Board with a copy of a letter from the owner who could not attend for health reasons.

K. Barnard asked when the demolition/debris removal was anticipated.

R. Tetreault stated he was hopeful for next week.

J. Jacobs asked for clarification on the transformer location.

R. Tetreault indicated an area on the map but said that's a detail yet to be finalized.

P. Goodwin asked how many new stalls proposed at rear of store and whether a path would allow passage to front of Hunters.

R. Tetreault stated 10 stalls and such a pathway was anticipated.

V. Dugan noted regulations requiring structures to be within 15' of the street and suggested an alternative design where vehicles could park on the roof of the store.

R. Tetreault explained the history of siting locations and what led ultimately to the presented design.

P. Goodwin added that rooftop parking may not be the aesthetic desired for downtown.

R. Murray noted that moving the building forward may affect the look of the structure and that because the previous building had burned, the same location could be used. He asked about changes to the remainder of the parking lot.

R. Tetreault stated desire to minimize work on rest of the parcel, but extent of work would be driven based on feedback from the Board tonight.

R. Murray asked if more than 10,000 square feet of disturbance would occur.

R. Tetreault stated yet unclear what the area disturbance would be; recognizing the stormwater regulations. Likely a waiver would be requested as the site was and will be 100% impervious.

B. Harriman suggested need to coordinate the construction with the S. Main improvements.

R. Tetreault agreed and stated several conversations were ongoing to that end.

D. Breskin stated no additional comments at this time, but did question snow removal would be addressed on rooftop parking.

K. Barnard suggested need to address directionality of site lighting.

R. Tetreault suggested a full lighting plan may not be done as all lights existing, but would look at making changes where possible.

J. Thurston recalled earlier concern with Hunter's lighting.

T. Austin agreed to review file and follow up with the Board.

J. Thurston asked about 25% expansion and if rear parking area was part of that percentage.

T. Austin stated no.

J. Thurston stated stormwater regulations at 5,000 SF not 10,000 SF.

T. Austin stated 10,000 SF.

J. Thurston suggested stormwater design elements for consideration.

R. Tetreault stated designs would be forth coming to extent practicable.

J. Thurston suggested use of greenspace areas for stormwater.

J. Thurston asked if there was consideration of rooftop mechanical units or workforce housing.

Perry, owner of Hunters, stated no.

K. Barnard asked for estimated timeline.

R. Tetreault suggested a May 2023 application.

(b) Chair/Vice Chair

V. Dugan nominated D. Breskin to Vice Chair. P. Goodwin seconded the motion which passed with a 6-0-1 vote with D. Breskin abstaining.

P. Goodwin nominated K. Barnard to Chair. V. Dugan seconded the motion which passed with a 5-0-2 vote with K. Barnard, and J. Thurston abstaining.

K. Barnard stated this would be her last year as chair. This will be a year of transition. She added that two individuals had expressed interest in becoming alternates. She shared the submitted resume of Stephen Webster. She asked the Board to think about process for considering alternates.

(c) 2023 Zoning amendment discussion

K. Barnard recalled the Board's intent to address housing issues yet the voters found otherwise. There was general discussion of having fewer amendments, layman's phrasing, and need to be more responsive to public comments.

V. Dugan suggested need for PowerPoint that explains changes in the future to start amendments as information rather than as a question.

P. Goodwin suggested having an "outsider" review materials for readability.

R. Murray stated it seemed clear the Board was not sure what the public would support. Seemed the Board ignored public comments; the reason he ran for the Board.

J. Thurston stated clear to him that voters don't support detached ADUs, concerned the Board didn't look at septic capacity, suggested looking at housing grants, LRPC housing study, and suggested putting stuff on screen for people to follow.

B. Harriman suggested use of plain language. Also noted need to limit number of articles, all articles, not just zoning articles.

J. Jacobs suggested separating the housekeeping articles from the 'harder' ones.

P. Goodwin noted that with all amendments defeated, we lost those required by statute.

J. Jacobs suggested that Board should not toss the 2023 amendments; perhaps they need to be revisited.

J. Thurston suggested Board needs to re-look at the amendments and not just put them back on the warrant considering the block of 'no's' on the warrant.

P. Goodwin didn't believe it to be as cut and dry as J. Thurston suggested. He commented that the momentum of the "vote no on 2-10" created a wave that wasn't to be defeated.

R. Murray suggested it also had to do with the substance of the articles; this is the first time articles have been defeated by such margins.

J. Thurston asked T. Austin for perspective.

T. Austin noted concern that in a community of informed voters, so many followed the tenant of 'if you get confused, vote no' rather than if you're confused, ask. He also noted that 2023, for 2024 ballot, would be driven by the Board not staff; staff's role will be to help facilitate the Board's direction. Simple enough to create a presentation or series of presentations. He concluded noting concern that even tonight, some board members seem unclear of the 2023 changes and the parameters they would/would not affect; recalling earlier discussions where the Board determined changes did not increase density beyond existing regulation limits, posed no additional demand on water/sewer infrastructure, and permitted no more residential units than currently permitted by regulation.

K. Barnard suggested more public forums moving forward.

(d) Master Plan

K. Barnard commented she had not received any comments from Board members.

P. Goodwin stated no response to date from department heads.

(e) Solar

K. Barnard updated the Board on her meeting with H. Hirschberg and D. Coons who desired input on the draft regulations.

R. Murray added that the draft did not include stormwater regulations.

P. Goodwin suggested that stormwater may not be as large a concern as it appears. He recalled the recent application and the demonstrated lack of additional runoff.

(f) Wolfeboro Waters Committee Comments

K. Barnard shared comments on the shorefront regulations submitted by the Committee and asked the Board to review.

K. Barnard asked B. Harriman for guidance on how to work with the Selectmen to ensure the Board is up to date with water/sewer concerns and limitations as they refocus review of density.

(g) Road Standards

K. Barnard discussed Public Works working with T. Austin on updated roadway standards; such would improve stormwater as well.

R. Murray informed Board of upcoming LRPC meeting. J. Thurston stated desire to attend.

K. Barnard returned to discussion of alternates. Board agreed to invite interested parties to next meeting.

(h) PUBLIC COMMENT

Ken Perry read portion of 675:3; suggested it hadn't been followed.

Suzanne Ryan suggested Board return to illustrations and presentations of articles and changes. Suggested lack of scientific evidence left voters uninformed. Stated Staff should be running the show not the Board.

(i) Minutes of 03/7/2023

P. Goodwin motioned to approve the minutes. V. Dugan seconded the motion which passed with a 6-0-1 vote with R. Murray abstaining.

V. ADJOURN

P. Goodwin motioned to adjourn the meeting at 8:40 PM. K. Barnard seconded the motion which passed with a unanimous vote. Meeting adjourned at 8:40PM.