

**Town of Wolfeboro
Zoning Board**

AGENDA

**Monday, September 14th, 2020
7:00 PM**

**VIRTUAL MEETING
AND**

IN-PERSON SESSION AT TOWN HALL, 84 SOUTH MAIN STREET, WOLFEBORO, NH

The Zoning Board meeting will be a 'hybrid' access meeting, allowing for members and the public to access and participate in the meeting via in-person attendance at the Wolfeboro Town Hall OR via GoToMeeting through the login information on www.wolfeboronh.us. **If attending in-person at the Wolfeboro Town Hall, please be advised that facemasks are strongly encouraged, but not required, and that social distancing shall be practiced. The meeting room will be arranged for socially-distanced seating and areas will be disinfected both before and after meetings. Further, occupancy will be limited to the seats available in Town Hall (approximately 25 with 6' separation). Seating is first come, first served.** Please call 603-569-5970 OR e-mail planningdirector@wolfeboronh.us if you have any questions or concerns about in-person attendance.

All Zoning Board meetings are available for live viewing on Wolfeboro Community TV (WCTV) Channel 25 or on the WCTV Youtube Channel here: https://www.youtube.com/channel/UC5N_32r0_-c2UU1e_wUOfqw

As required by RSA 676:4 the Wolfeboro Zoning Board hereby notices the following projects.

1. **Call To Order**
(Roll Call Required and Indication of Others Present at Remote Locations)

2. **Public Hearings**

TM# 171-26

Case # 14-SE-20

Applicant: Thomas M. Kulzer

Public Hearing for a Special Exception under Chapter 175, Section 43(10) of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of roof over an existing lakeside deck.

This property is located at 76 Mandalay Road.

TM# 228-2

Case # 15-SE-20

Applicant: Brian & Caitlin Hughes

Public Hearing for a Special Exception under Chapter 175, Section 43(3) of the Wolfeboro Planning & Zoning Ordinance to allow for the footprint expansion of a replacement single-family dwelling unit within the setback area with no further encroachment into the setbacks. **This**

property is located at 3 Wyanoke Gate Lane.

The Board may choose to continue unopened applications if not opened before 9:00PM.

3. **Action Items**

Request for Five (5) Year Extension of Zoning Board Special Exception Approval (Case #07-SE-17) for the New Hampshire Boat Museum at 59 Bay Street, Tax Map-Lot 203-062, 203-063, 203-064, and 203-065, for a Museum Use under XVII, Section 175-107E of the Wolfeboro Planning and Zoning Ordinance

4. **Consideration of Minutes**

06/01/2020

06/04/2020.

5. **Other Business**

6. **Adjournment (Roll Call Vote is Required)**

If there is anyone with a disability needing any modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to the meeting date.

Any and all proposals before the Board may be discussed at any public meeting as permitted under RSA 676:4 and will be posted in accordance with RSA 91-A at the Town Hall and Wolfeboro Website.

CHAIRPERSON SCRIPT REVISED

Good evening and welcome to the _____ meeting of the Wolfeboro Zoning Board. My name is _____.

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically. **However, the Zoning Board has jointly decided to proceed with a 'hybrid' meeting format allowing for members of the public and Board to attend and participate in the meeting in-person or virtually.**

In accordance with RSA 91-A: 2, III, the Board has ___#___ members joining the meeting remotely, which a public body has the authorization to allow.

At this time I would like to take a roll-call vote of ALL members present. For those participating virtually, please indicate why your attendance is not reasonably practical and if you have any other individuals present in the room with you.

Votes taken during this meeting will be via roll call vote for ALL members.

In accordance with Emergency Order #12, for members of the public, this is to confirm that we are:

1. Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means through GoToMeeting. All members of the public and Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #+1 (646) 749-3122 followed by the audio access code 918-242-429, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.
2. Providing public notice of the necessary information for accessing the meeting; we previously gave notice to the public of how to access the meeting in-person or using GoToMeeting and in, and instructions are provided on the Town of Wolfeboro website at wolfeboronh.us on the Virtual Town Meeting Login Information page.
3. Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem accessing the meeting via phone or computer, please immediately call 603-391-8489 OR email planningdirector@wolfeboronh.us In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Thank you.