

***Town of Wolfeboro
Zoning Board Meeting***

***Great Hall at Wolfeboro Town Hall - 84 South Main Street
Monday, March 14, 2022-- 7:00 PM
Minutes***

1. **Roll Call:** Audrey Cline, Chairman, Sarah Silk Member, Suzanne Ryan Member, Tim Cronin Member, Sabet Stroman Alternate

Members Absent: None

Tavis Austin, Director of Planning and Development
Walter Mitchell, Town Counsel

2. **Unfinished Business**

a. NICHOLAS KANAKIS – South Main Street- Tax Map & Lot #260-90 -Case #02-SE-22 – Special Exception – Construction of Single-Family Dwelling on lot with no frontage – Formal Submission/Public Hearing-

**** Continued from 02/07/2022**

Tim Cronin introduced the continuance of the above case.

Mr. Kanakis submitted a revised plan on the 8 factors requested by the Board.

S. Ryan had questions about the lot presented on the Tax Map
The Board continued with discussion and questions, about the presented application, with Mr. Kanakis, addressing their concerns.

S. Ryan made a motion to approve Case# 02-SE22 - Special Exceptions to permit - Construction of Single- Family Dwelling on lot with no frontage.
Motion was seconded by

N. Stroman offered Amendment to add and 1/8th conditional of approval stipulation of the lot to be developed as a one (1) family dwelling. The Amendment was accepted by the maker and seconder of the motion. The motion carried by unanimous vote.

b. LUKE FREUDENBERG/MILLWOOD PLACE, LLC: 15 Willow Street, TM#204-017 and 204-015 Case# 03-V-22-Public Hearing for a Variance under Article XXIII §175-145 A&B of the Wolfeboro Planning and Zoning Ordinance for unit density per acre and number of units per building for workforce Housing Development—Formal Submission/Public Hearing
** Continued from 02/07/2022

Luke Freudenberg asked if he could continue with his statement from the last meeting, A. Cline granted permission for him to continue from last meeting.

Mr. Freudenberg feels his planned project has met the 5 criteria and would like the Board to vote based on this.

S. Ryan responded to Mr. Freudenberg's comments.

S. Ryan feels there is some confusion of the proposed plan that needs to be addressed.

A. Cline would like to continue with the public hearing and gather more information from the applicant

T. Cronin feels the Board should concentrate on the Density issue

A. Cline invited the Fire Department Chief Tom Zotti to speak, he has only reviewed the original plan that he received during the TRC, he feels like he

would be unable to give a fair assessment until he has time to review the new and complete package

S. Stroman feels if this is a Density Issue, she needs more information based on safety issues involved.

A. Cline invited Dave Ford to speak on his recommendation of the project.

Dave Ford is not in favor of the project due to the Density and many other issues involved with the project. It is a narrow road that will need a traffic study, and possible traffic light that will affect traffic in the area. The lot is ledge, and the road would need to be upgraded.

A. Cline asked if anyone in favor of the proposed project would like to speak

Tony Fallon resident of Center Street feels that Density helps with affordability and is in favor of increased Density and feels the costs per bedroom will take care of itself.

A. Cline commented that the Public Hearing was still open and invited anyone to speak that may be opposed to the project.

Roger Murray addressed the Board stating that they where really looking at two (2) issues 145-A and 145-B.

John Sandeen wanted to speak in rebuttal to the Density Variance as he does not feel it is in the Town's best interest. Believes the application details are meager and would like the Board to vote against the proposed project.

Victor Drouin spoke to the issue of working together instead of denying areas to be developed for workforce housing. Whether this project is the correct spot or not the issue of workforce housing does need to be addressed.

A. Cline addressed that the Town is making an effort on Workforce Housing, but the RSA does not state that it needs to be everywhere.

S. Ryan asked if A. Cline would like to point out on the Map the areas allowed, A. Cline deferred to Tavis on this, and he explained the map based on color coding.

S. Ryan read section 674.59 regarding the issue of discussion on Workforce Housing.

Mel Blodgett spoke to the Board and thanked them for what they do for the Town and feels that the impression the Board is trying to Block this project is uncharacteristic, and the Board has given the applicant every opportunity to meet the criteria and the applicant has not.

A. Cline asked the Board if they had any further input.

S. Ryan asked A. Cline if the Board would like to give Luke Freudenberg the opportunity to speak further on the proposed project.

Luke Freudenberg addressed the Board by saying that he feels that he and his partners who are not developers, but entrepreneurs wanting to help the public with much needed workforce housing, have gone above and beyond to meet the criteria that the Board asked for. He feels in the end that the issue is about either being for or against workforce housing.

Town Counsel Walter Mitchell addressed the fact that he was not there to advocate for or against the project, but to advise what the Board needed to look at regarding the 2 simple Zoning provisions.

A. Cline asked the applicants of proposed project if they would like to continue with the Public Hearing and conduct a Traffic Study on the project.

Luke Freudenberg approached and commented no they would not.

A. Cline asked the Board if they wanted to continue with the Public Hearing.

S. Ryan made a Motion to close the Public Hearing, T. Cronin seconded the motion, all in favor, motion passed.

A. Cline invited the Board to continue with Discussion on the Criteria to be met by the applicant.

S. Silk commented that she has concerns, because the Zoning Ordinances will be affected with the increase of traffic caused by the Density issue that will affect the public in a negative way. She also feels the cumulative impact of this project makes it hard to see this as a positive project.

S. Ryan commented that the essential character of the neighborhood will be affected due in part to the size of project. This will cause over crowding and undo concentration of area and feel it violates the Spirit of the Ordinance. She read Wolfeboro Zoning Article 175.1 to support her comments.

A. Cline feels the project will affect the character of neighborhood, spoke to the elevation of the buildings, and the lack of clarifications of utilities. A. Cline also stated the uses that contribute with congestion and over development of the area, are inconsistent with the ordinance. Regarding the traffic the ZBA can consider their own knowledge in being familiar with the area involved and believes the increase traffic would be affected in a negative way.

A. Cline asked if anyone would like to make a motion.

S. Ryan made a Motion to Deny Case 01-V-22 Variance from Article 22 §175-145 A&B of the Wolfeboro Planning and Zoning Ordinance for unit density per acre and number of units per building from Luke Freudenberg as the 5 criteria are not met.

N. Stroman seconded the motion, all in favor motion passed.

Audrey made motion to adjourn, T. Cronin seconded the motion, motion passed meeting adjourned.

Respectfully Submitted,

Jennifer Baraldi

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