



# Wolfeboro Charrette

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Plan NH  
October 22-23, 2021

# Plan NH Team

- Brian Pratt, Fuss & O'Neill
- Jamie Simchik, Simchik Planning and Development
- Randy Knowles, Dubai Group
- Bob White, GPI
- Tony Fallon, Tony Fallon Architecture
- Jordan Pike, HEB Engineers
- Sarah Wrightsman, Workforce Housing Coalition of the Greater Seacoast
- C.R. Willeke, NHDOT
- Jeff Santacruce, Weston & Sampson
- Stephanie Verdile, NH Office of Planning and Development



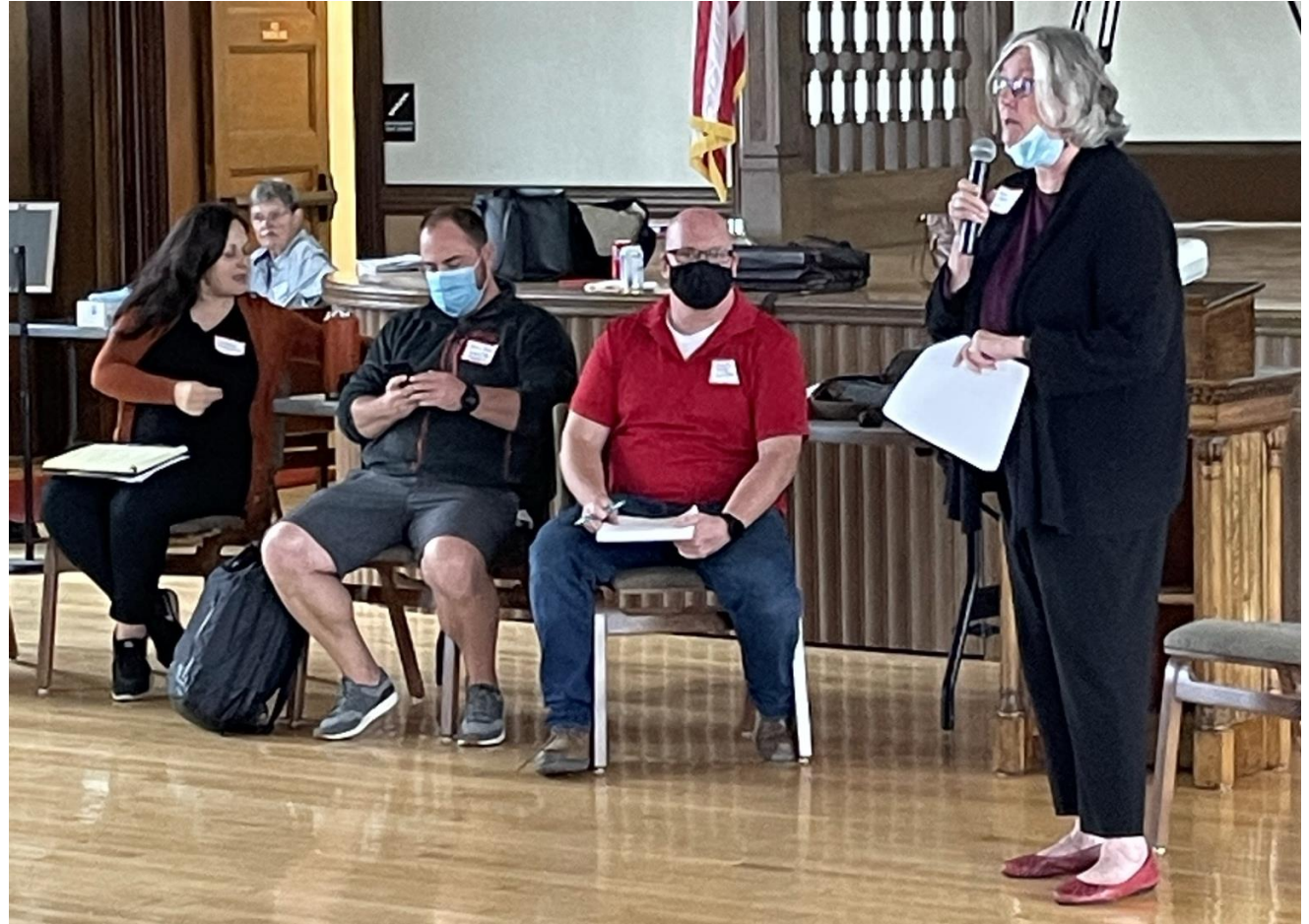
# Plan NH Team

- Eric LeBlanc, Lavallee Brensinger Architects
- Frank Lemay, Milestone Engineering & Construction
- Nadine Miller, NH Division of Historical Resources
- Michael Behrendt, Town of Durham
- Christine Robidoux, Temple Planning Board
- Daniel Schandel, VHB
- Bob Varney, Normandeau Associates
- Mike Simoneau, Fuss & O'Neill



# Plan NH Team

- Robin LeBlanc, Plan NH
- Tiffany Tononi McNamara, Plan NH
- Cecilia Azzi, Plan NH



# Thank You Charrette Steering Committee!

- Maggie Stier, Chair, Wolfeboro Heritage Commission
- Anne Blodget, Wolfeboro Heritage Commission
- Tavis J. Austin, Director of Planning and Development, Town of Wolfeboro
- Kathy Barnard, Chair, Wolfeboro Planning Board
- Christine Collins, Director of Parks and Recreation
- Denise Roy Palmer, Wentworth Economic Development Corp., Inc., Executive Director

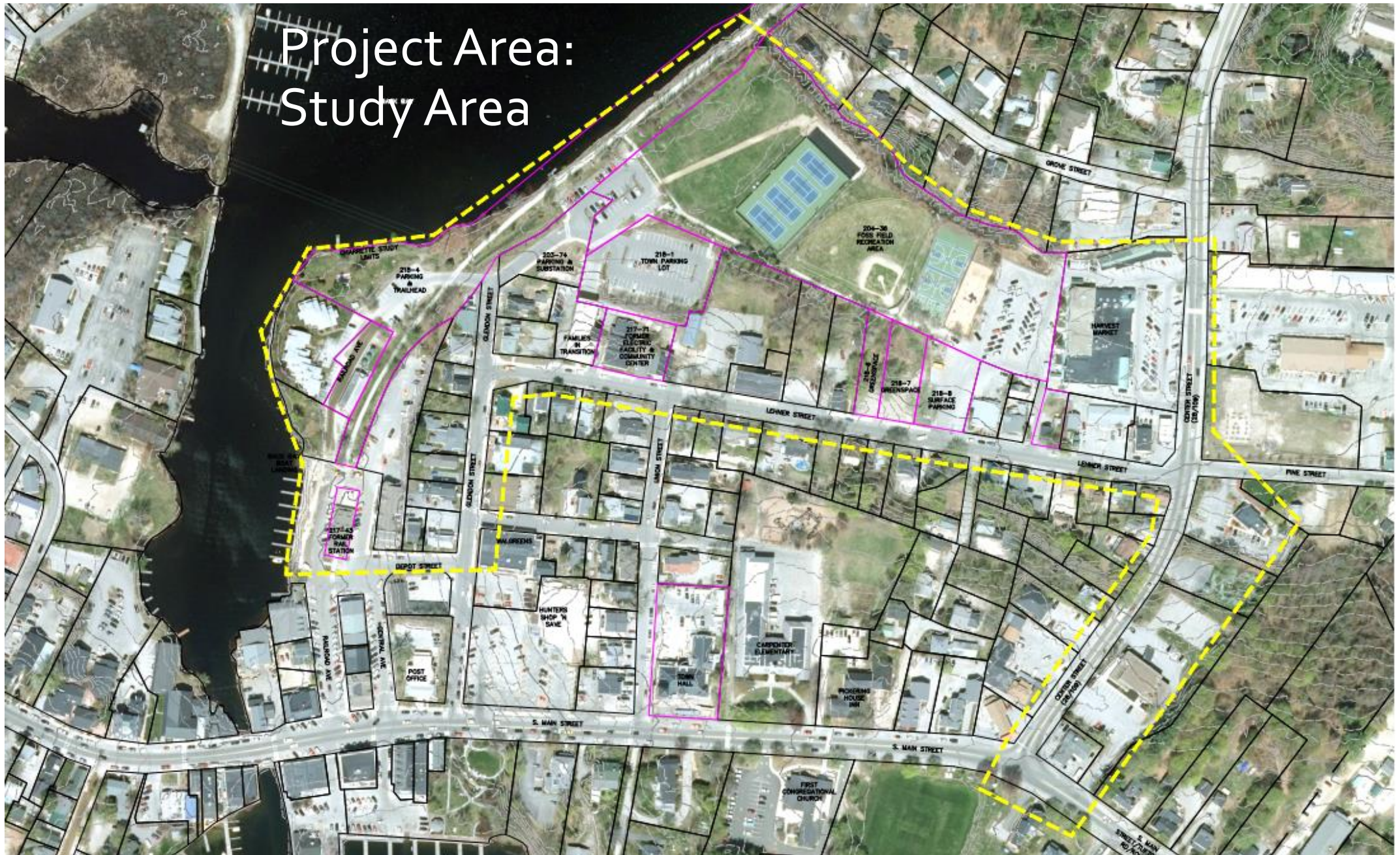
# Thank You Sponsors!

- Wentworth Economic Development Corporation
- Melanson Real Estate, Inc.
- Yankee Pedlar Real Estate
- Lake Winni Team
- Maxfield Real Estate
- Dow Realty Group
- Wolfeboro Trolley Company
- Wolfetrap

# Why Plan NH came to Wolfeboro

- Town of Wolfeboro submitted application in summer 2021 to identify issues in the project area related to connectivity, traffic, housing and more
- Four Major Areas of Concern:
  - Preservation and enhancement of historic character and beautification of streetscape as this area evolves and redevelops, including new uses and rehabilitation of town-owned buildings.
  - Linking the downtown and the Back Bay commercial area, continuing to support mixed commercial, residential and municipal use, from the downtown train station and Freight House along the rail trail, Glendon Street, Lehner Street, playing fields, and adjacent portions of Center Street
  - Encouraging pedestrian connections between the downtown and the Back Bay shopping and recreation areas.
  - Improving recreational and social opportunities in the focus area for all age groups.

# Project Area: Study Area



# Collaborating for Understanding



What We Saw



What We Heard



[illegible]

# What We Saw

- Charrette Team took Walking/Trolley Tour



# What We Saw



# What We Saw



# What We Saw



# What We Saw



# What We Saw



# What We Saw



# What We Heard from You

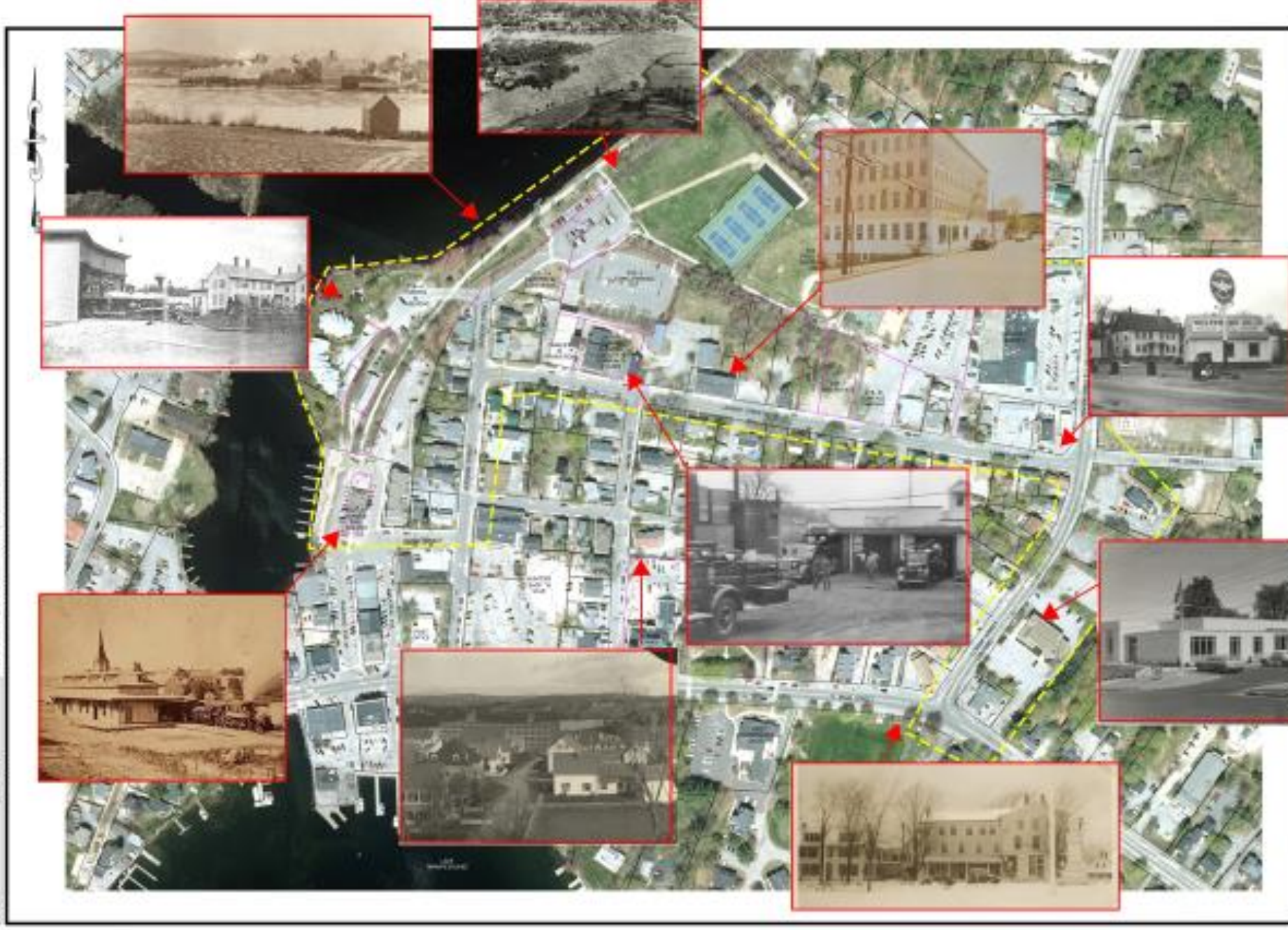
- Major Stakeholder Meeting
- Two Community Listening Sessions



# What We Heard from You

- Historic Character & Preservation
- Streetscape Improvement
- Enhancing Public Space
- Explore Open Space
- Improve Connectivity
- Parking Challenges
- Improved Traffic Flow and Circulation
- Pedestrian Walkways
- Housing Opportunities
  - Attracting and Retaining Young Families
  - Better Serving Retirees
- Seasonality Differences

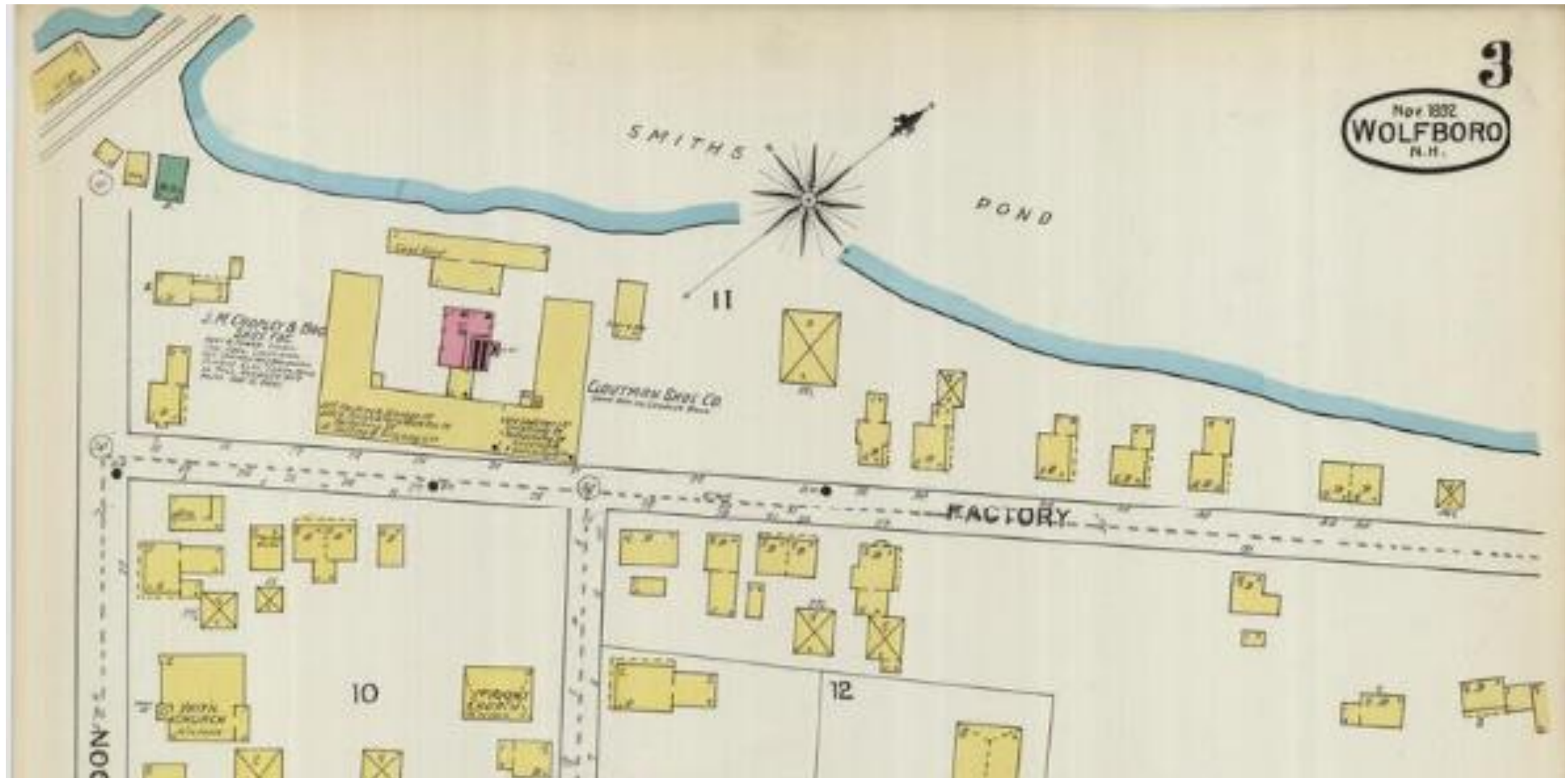




<p>1880-1900</p>	<p>1880-1900</p>	<p>1880-1900</p>	<p>1880-1900</p>	<p>1880-1900</p>
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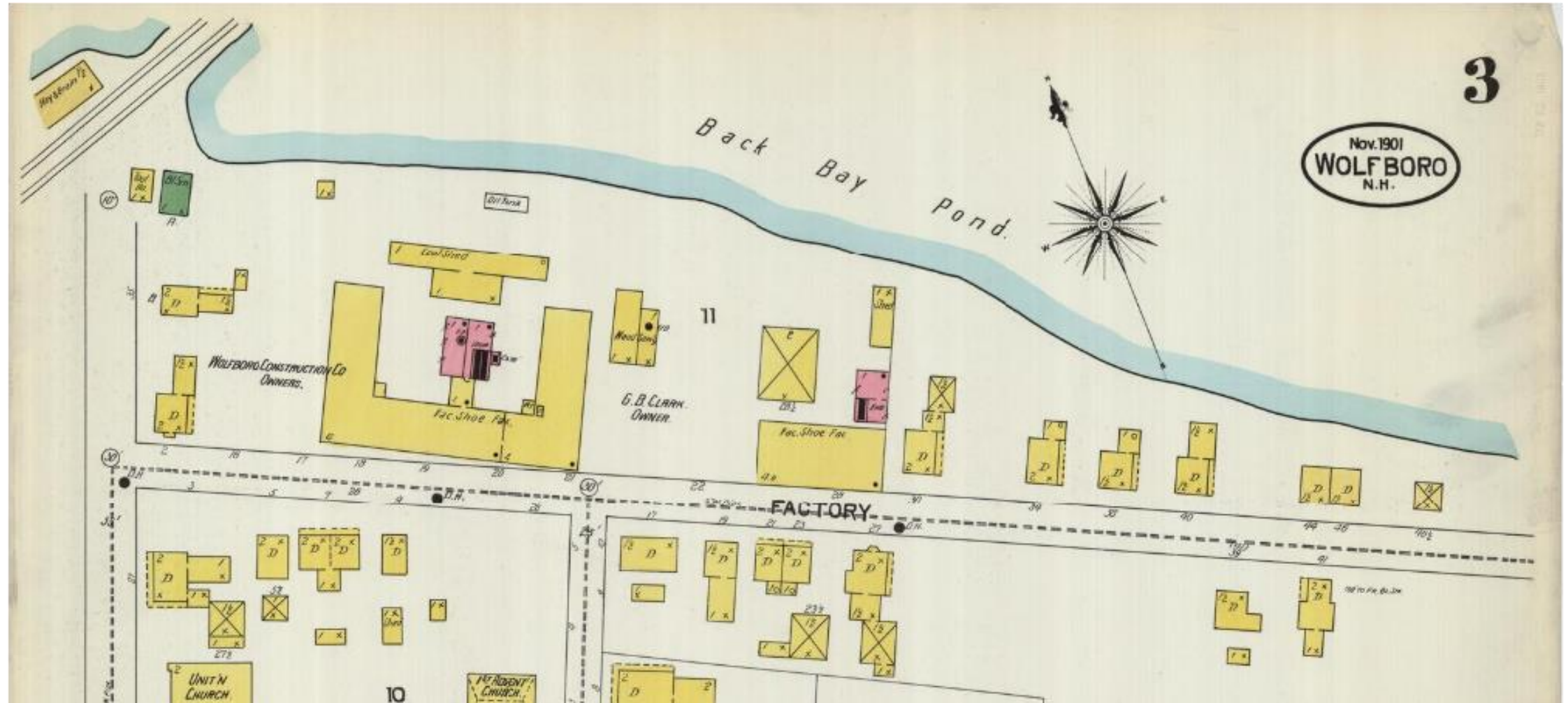
TOWN OF CHABRETTE  
TOPOGRAPHIC MAP  
PLAN IN CHABRETTE  
1880-1900

# Historic Wolfeboro



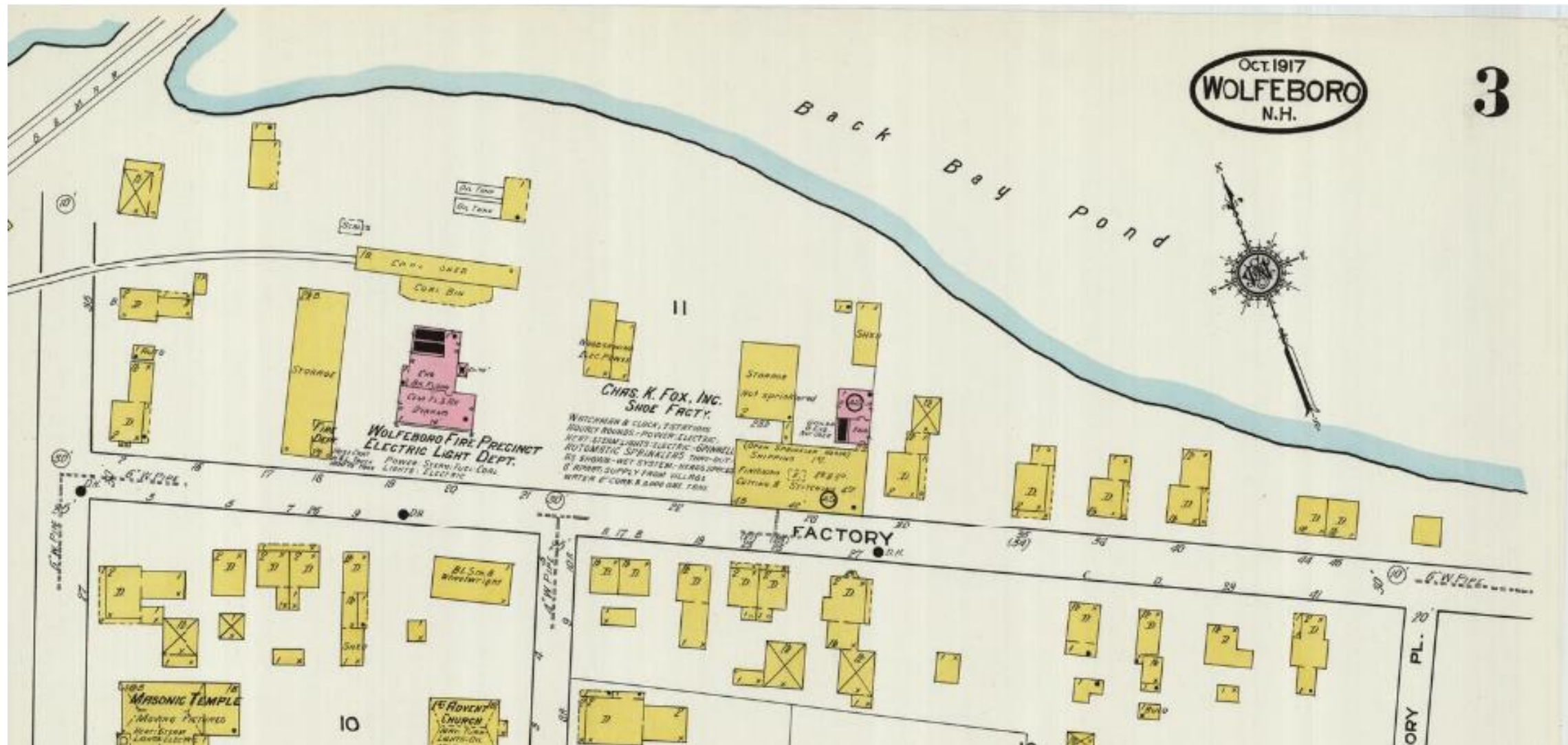
- Sanborn Map Co 1892

# Historic Wolfeboro



- Sanborn Map Co 1901

# Historic Wolfeboro



- Sanborn Map Co 1917



# Waterfront Improvements

- Connectivity
- Improve Green Spaces
- Create more outdoor gathering spaces
- Add spaces for activities that benefit all ages, abilities, and incomes
- Focus on safety & reducing vehicle traffic
- Enhance existing assets in the Back Bay

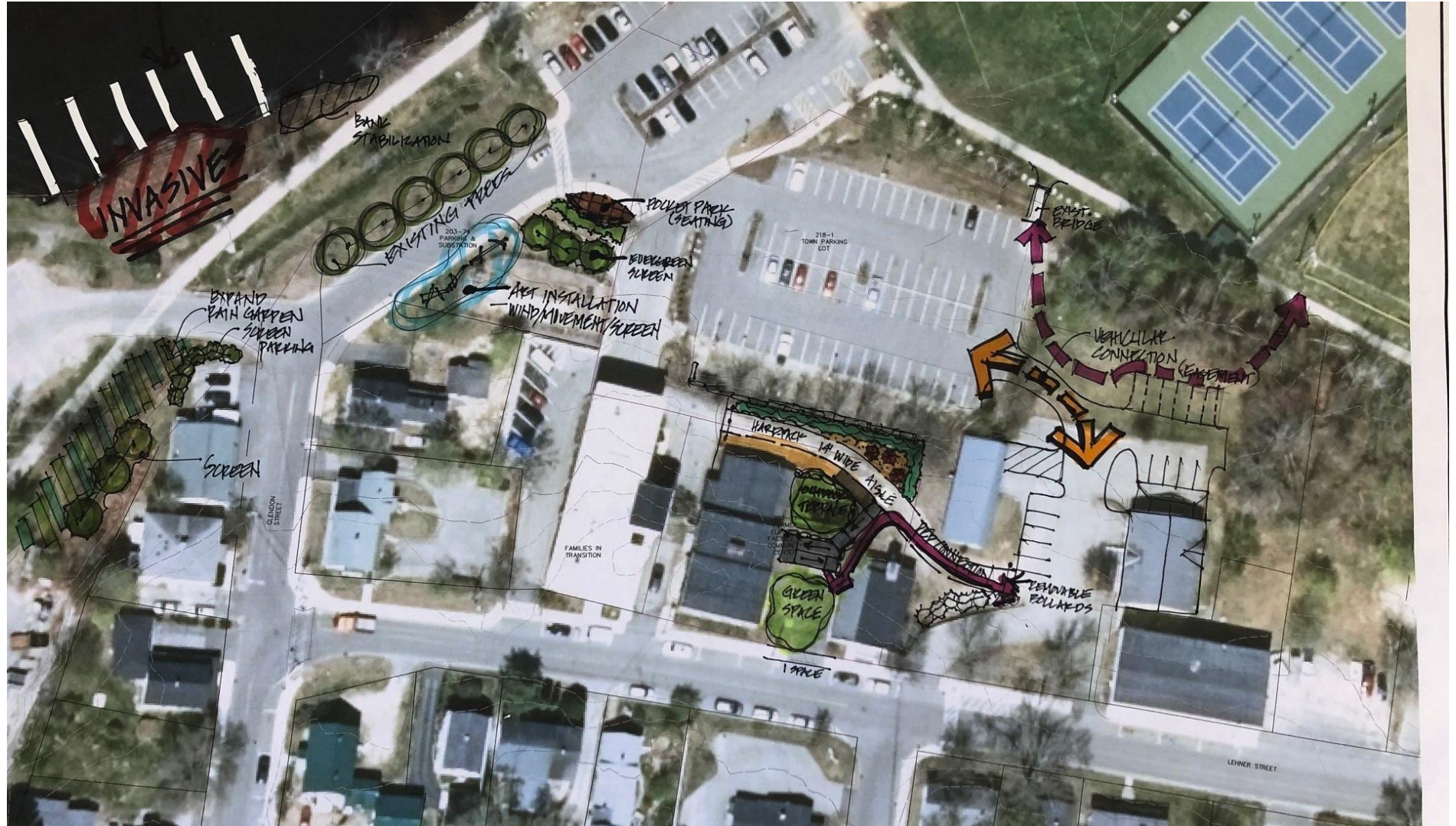
# Waterfront Improvements



# Waterfront Improvements



# Waterfront Improvements





"POCKET  
PARK"

VIS SCREEN

KINETIC  
MURAL /  
INTERACTIVE ART

'DERO' BIKE RACK

"FIXIT" BIKE  
STATION

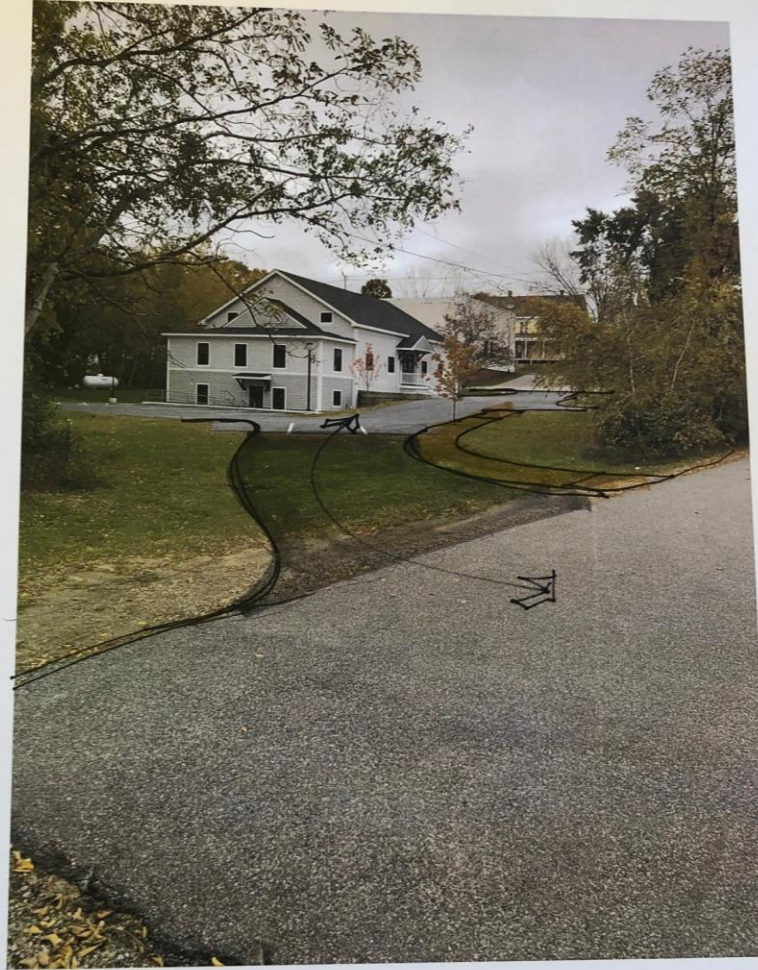
NATIVE  
LOW PLANTS  
TO MARK TRAIL  
INTERSECTION



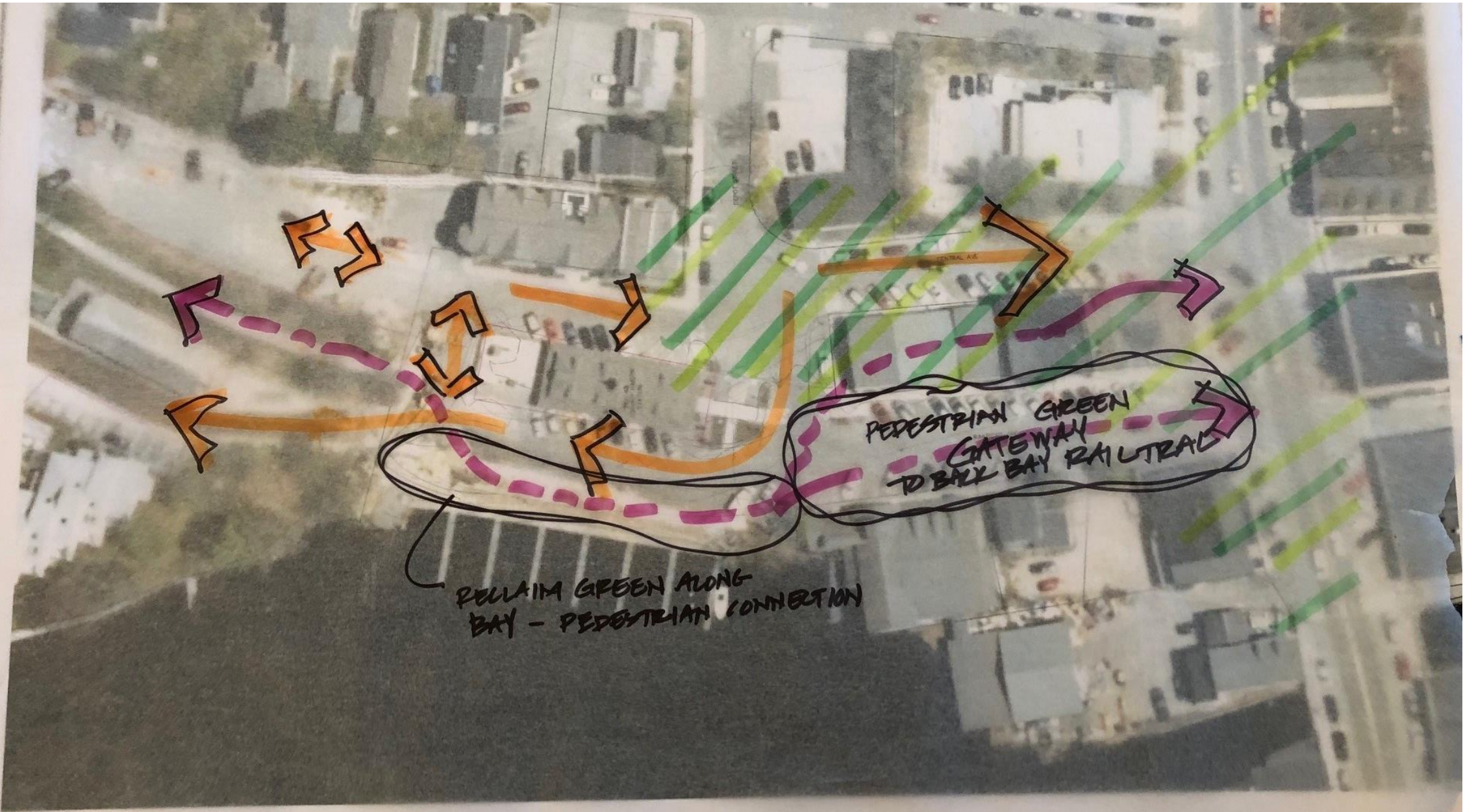
# Waterfront Improvements



# Waterfront Improvements



1 EASEMENT PED/  
+ 1 CULVERT = VEHICULAR  
CONNECTION



PEDESTRIAN GREEN  
GATEWAY  
TO BAY BAY RAILTRAIL

PELLAIM GREEN ALONG  
BAY - PEDESTRIAN CONNECTION

# Housing: What We Learned

- Wolfeboro needs housing for members of the workforce, for families, for older citizens
- Businesses are struggling with recruiting and retaining employees
- Median purchase price: \$340,000
- Very little inventory, both rental and for-sale housing

# Housing: What we Learned



# Housing: What we Learned



# Housing: What we Learned

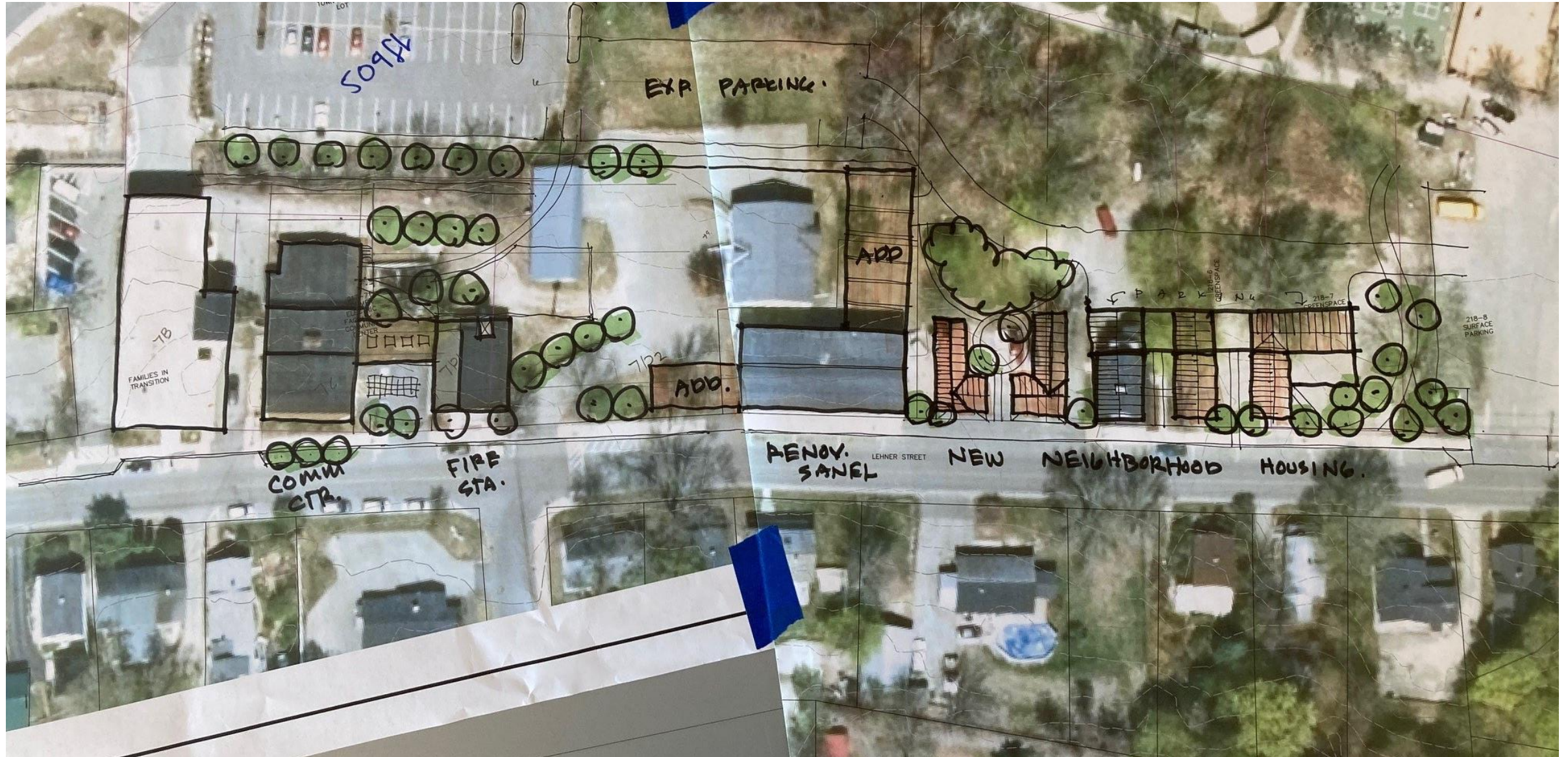


Corner of Pine and Center Streets.

# Housing: What You Can Do

- Explore increasing the residential density (units per acre and height) in the C1/CBD
- Explore amendments to the inclusionary zoning ordinance
- Explore opportunities related to encourage owner occupancy (year-round residents) and discourage short-term rentals
- Consider lessening the restrictions for accessory dwelling units
- Consider applying for a Municipal Technical Assistance Grant

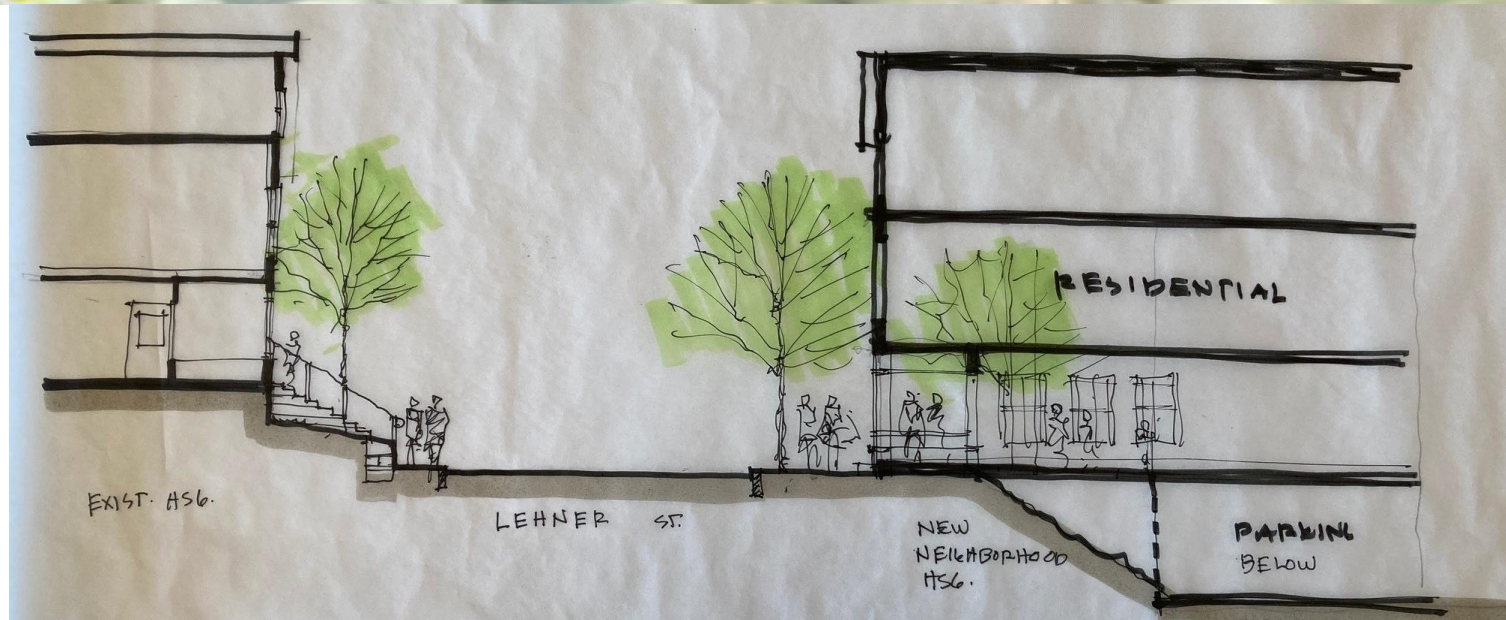
# Lehner Street Reimagined



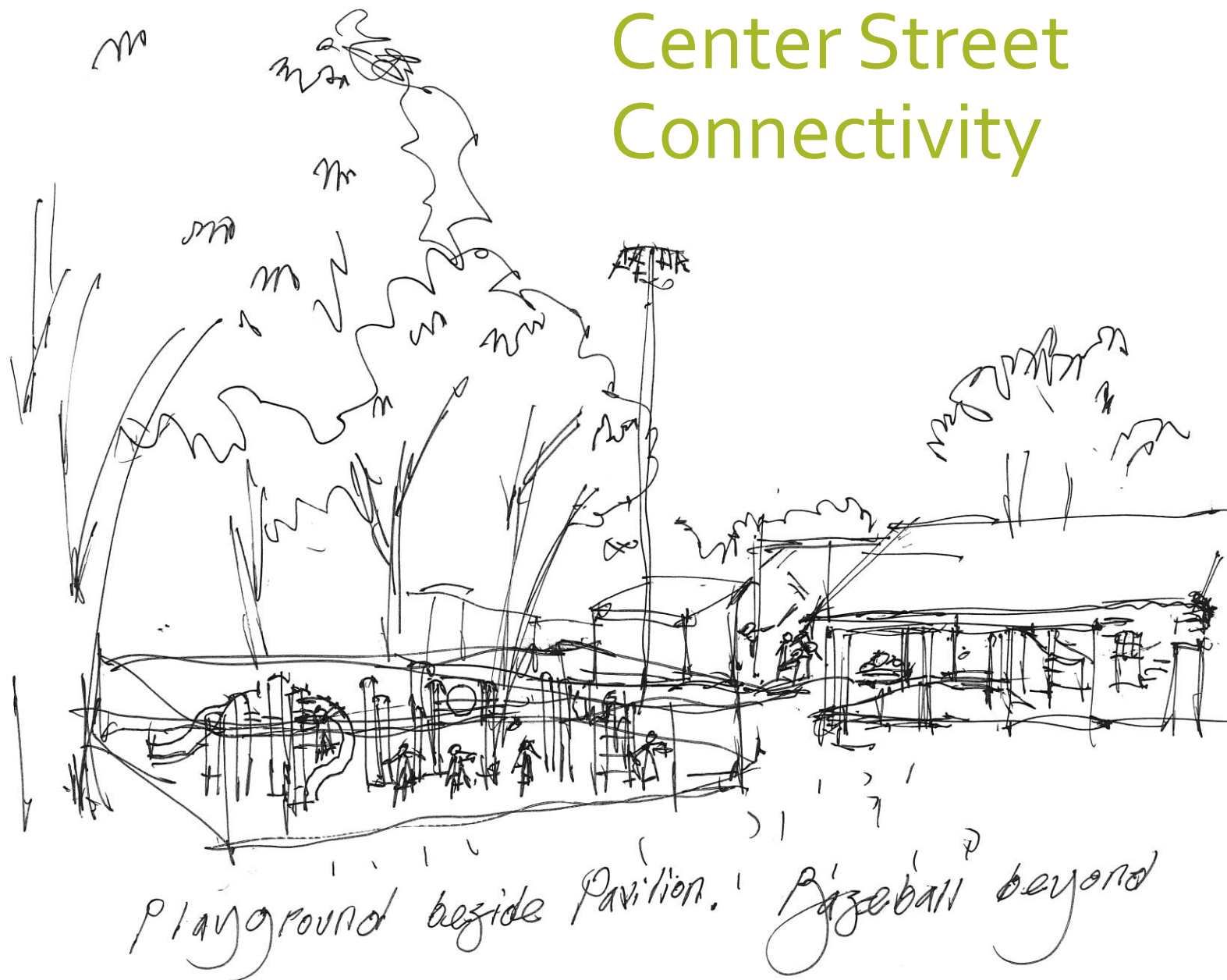
# Lehner Street



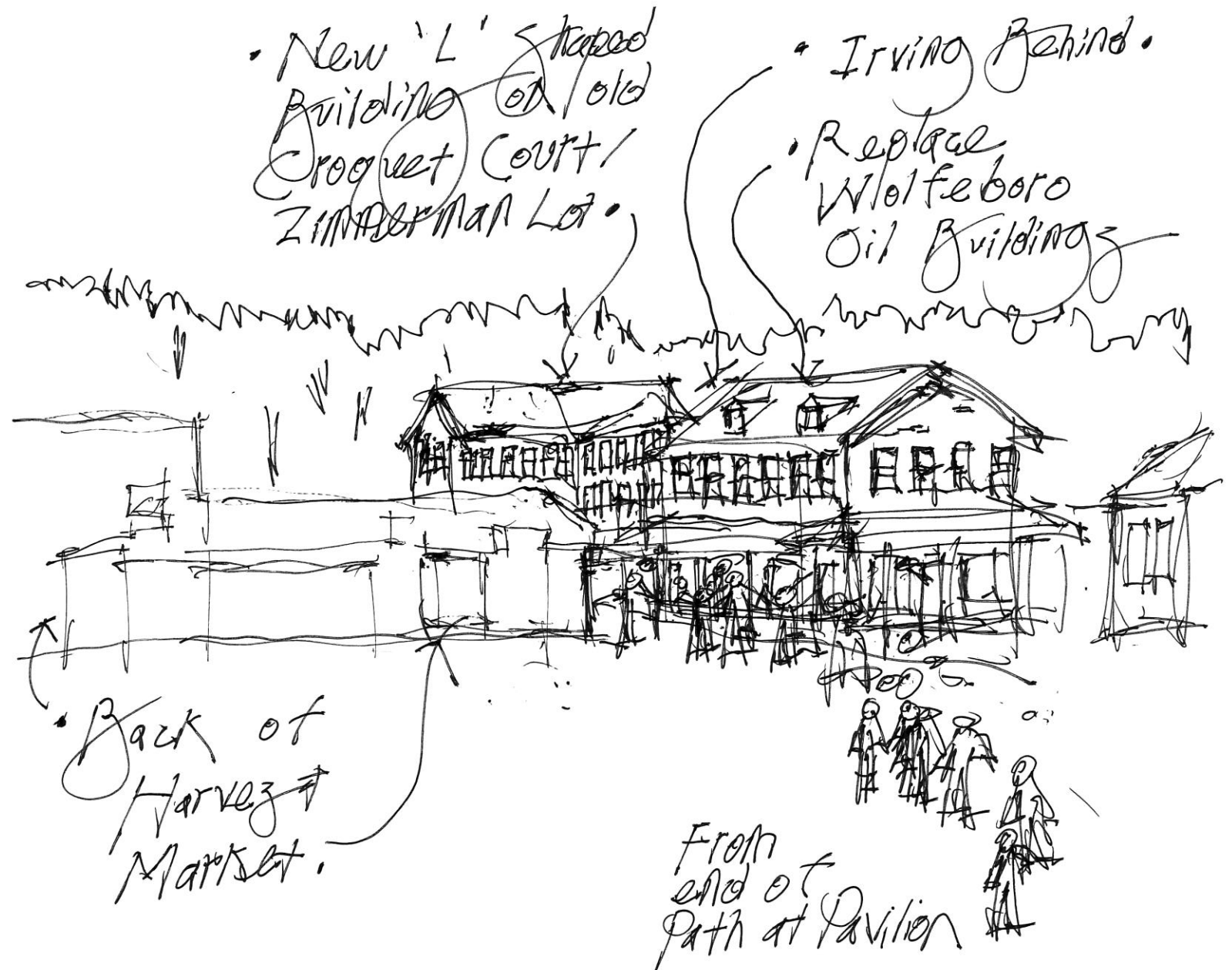
# Lehner Street



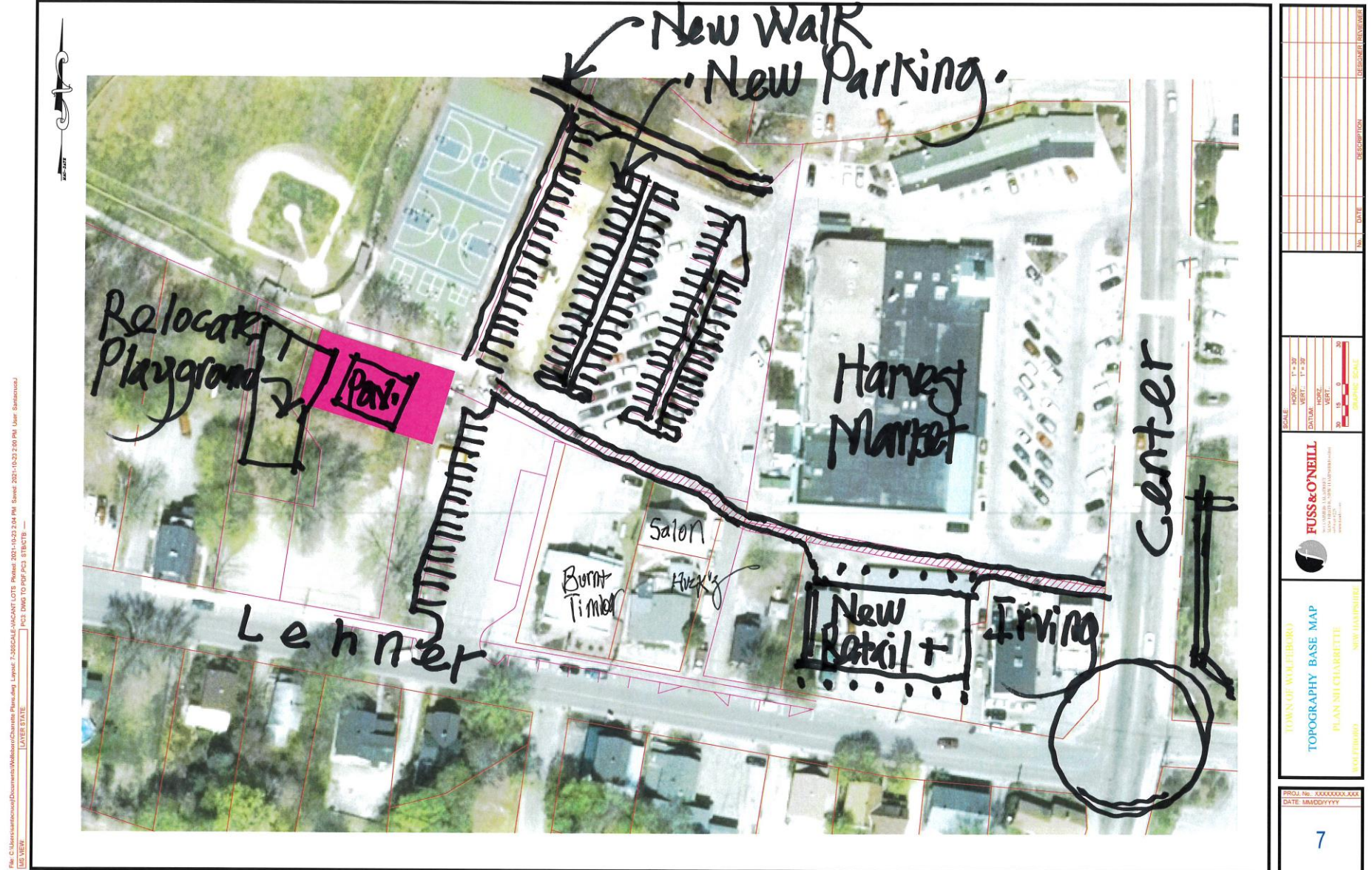
# Center Street Connectivity



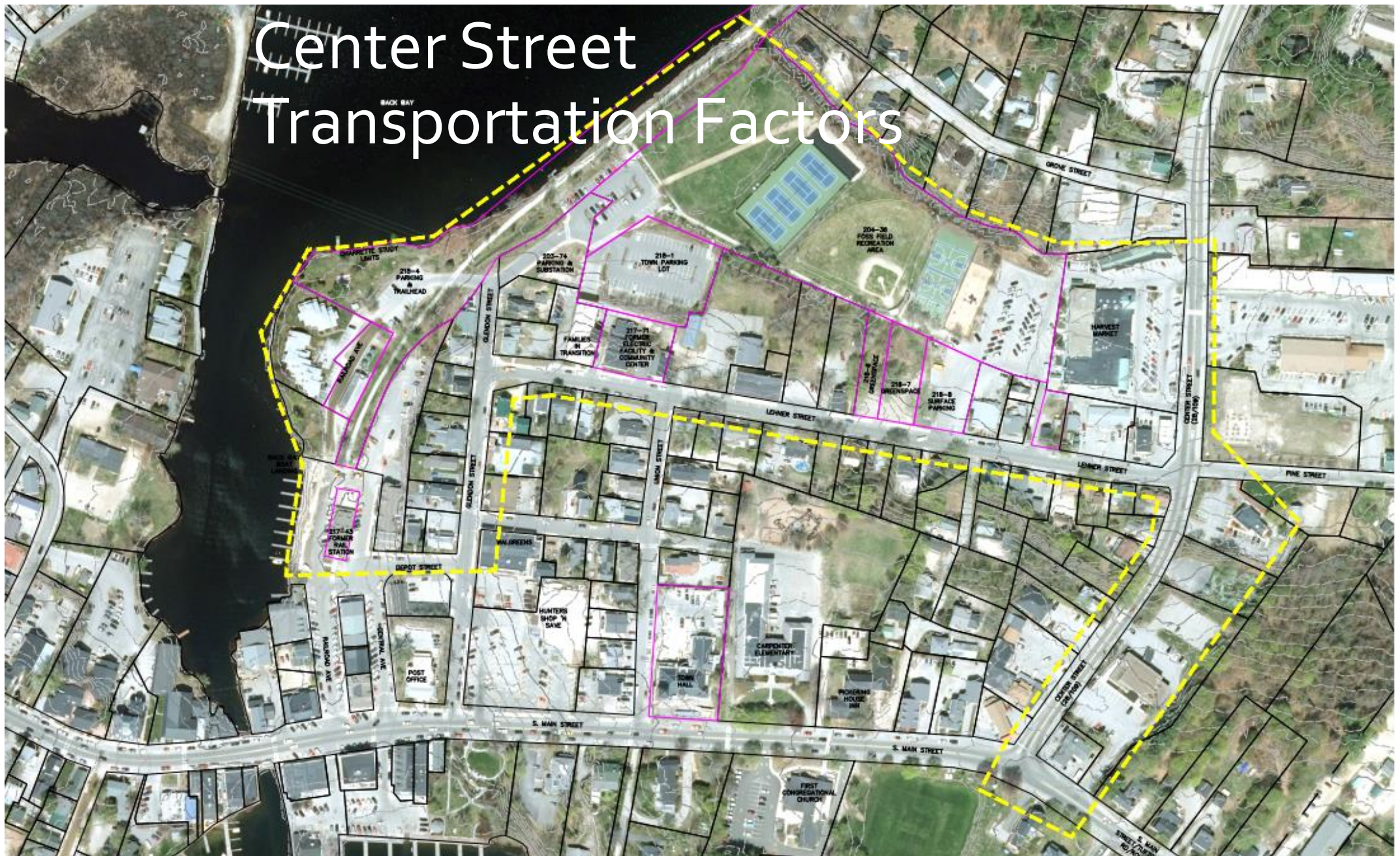
# Center Street Connectivity



# Center Street Connectivity



# Center Street Transportation Factors



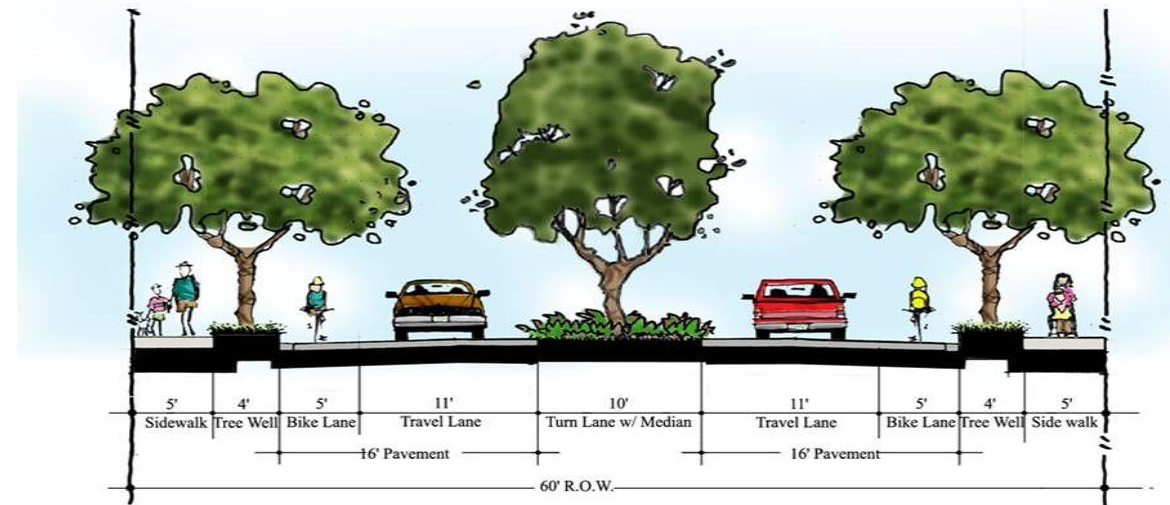
# Center Street Transportation

- What we heard:
  - Traffic Backups
  - “Ugly”
  - “Hate this road”
  - Doesn’t have the vibe of the rest of the Town



# Center Street Transportation

- We looked at providing a complete street in this area to include
  - Gateway features coming in from NH 28 south or NH 28 north
  - Complete street features to improve aesthetics and capacity for all users (vehicles, bikes, pedestrians)
  - Improving safety by better defining the transportation setting and calming traffic speeds



# Center Street Transportation

## Roundabout at Pickering Corner:

- Small single lane (diameter 107') – impacts minimized, however
- Likely relocate monument and driveway on south side
- Likely gas station property impacts
- There are options to slide footprint around
- Helps Center Street southbound movements
- Provides a gateway to Town from south
- Facilitates bike and pedestrian users



# Center Street Transportation

## Roundabout at Lehner St / Pine St:

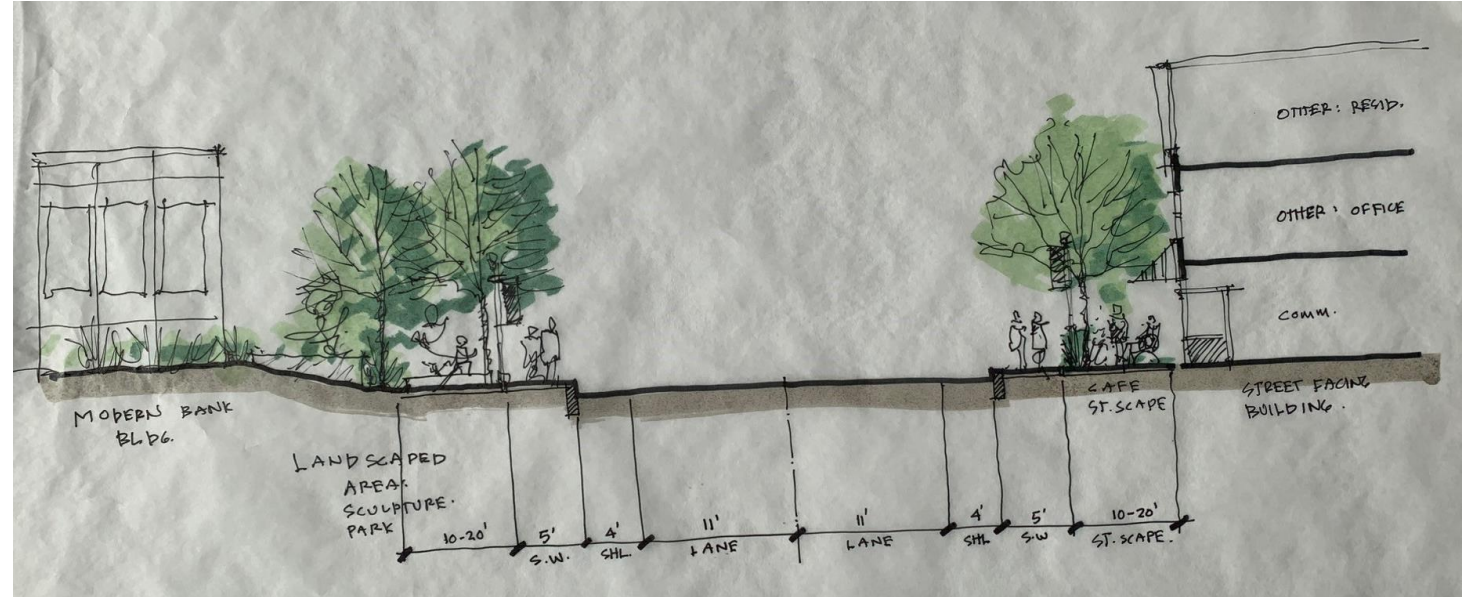
- Small single lane (diameter 107')
- Slid footprint toward vacant lot
- Still gas station property impacts
- Improves side road access for vehicle, bike and pedestrian users
- Eliminates sight distance issues looking uphill from Lehner Street



# Center Street Transportation

## Typical Section along Center St

- Propose 30 feet curb to curb (11 ft lanes and 4 ft shoulders)
- 5 ft sidewalks on each side
- Not enough width for median island and wider sidewalks / landscaping without private property impacts



# Pavilion Parking Lot



# Michael's Musings

- PEDESTRIAN CONNECTIVITY
- Housing
- Parking
- Traffic and Streets
- Streetscape
- Landscaping

# Michael's Musings

- Building Design
- Uses
- Wonderful Assets
- Zoning

# Future Development Options

- The town can be proactive in being a buyer when key properties come on the market for purchase and control them
- The town can maintain ownership, or place development easements on the properties
- The overall goal being to control what gets built.
- The town can align with an economic and development corporation that can finance the purchase to allow the town to hold the property while a developer is selected.
- Ideally the economic and development committee knows the town and the players and can negotiate to purchase key properties before they hit the open market.



# Thank You!

## Questions and Answers