

Town of Wolfeboro

2021 Charette Follow Up Sub Committee Meeting Minutes

October 7, 2022

The 2022 Charette Follow Up Committee held the first meeting of this Board of Selectmen sub-committee at 10:00 AM in the Great Hall of Wolfeboro Town Hall.

Members present: Maggie Stier, Suzanne Ryan, Roger Murray, Dan Schandel, Vaune Dugan, Kathy Barnard. Linda Murray was present as Board of Selectmen representative and Amy Capone Muccio as Recording Secretary.

Ms. Stier opened the meeting at 10:08 AM. She stated that the members were provided with a summary of the meeting with the BOS representative to determine the charge of this committee. The Committee reviewed the notes attached.

DISCUSSION:

Ms. Ryan noted the Back Bay docks are not included and they should be as at some point in the future they would be.

Mr. Murray agreed at some point the "one way" option should be addressed as well.

Ms. Dugan agreed that this area should be included since when the new Railroad Museum opens that area will be busier and those issues will need to be addressed.

The committee discussed the summary sheet and updated the scope to include the Railroad station area and in the reference to vacant town owned buildings to add "or underutilized"

Ms. Stier stated the next order of business is to review the charge attached.

Ms. Ryan stated that part of this committees next action should be to notify the property owners of Lehner street especially relevant to numbers 3,4,5 & 6.

Mrs. Murray stated that trees are especially an important focus, and the Board received the tree study, which is a very large document but is available for review. She noted there is also a plan in place for replacement of the ash trees that had to been removed this year.

Ms. Stier noted there is a tree plan section in the Master Plan.

Mrs. Murray also noted they would need a follow up from the Wolfeboro MED as to the final upgrade to the substation work on Lehner Street and if the fence will be updated.

Mr. Murray noted the sidewalks on Lehner Street also need an upgrade.

Mrs. Murray provided a brief update on a request of the Lakes Region Pickleball Club who is looking to build an indoor facility in the area of Foss Field and how they are working with Tighe & Bond Engineers. More information to follow.

Ms. Dugan suggested focusing on the existing pathway and not adding anything new along the ditch on the other side. Linda and Kathy said Public Works would have jurisdiction over enhancements. Maggie added it would be nice to have it plowed in winter to facilitate year-round use. Dan asked if it was lighted at night, and suggested adding that, not necessarily on high poles as on the Bridge Falls Path. Group agreed we should formulate a proposal and get it to CIP committee for consideration in the 2024 cycle.

#10. Opinions differed as to the advisability of the recommendation to relocate the playground, and even for infill buildings at the top of the rise where the town bought and demolished two houses nearly a decade ago.

#11. It was suggested that Parks + Rec Dept might offer the bike racks and fix-it station as an option to donors in addition to purchasing trees as memorials.

#12. The town worked on this a while ago but it was dropped. It could be revived at some point.

#13 - #15. These were added to item 2

A new item #16 was added at Dan's suggestion, to address the lot behind Harvest Market for improved parking, traffic flow, and pedestrian safety.

Election of officers was unanimously nominated and elected:

Maggie Stier, chair

Vaune Dugan, vice-chair

Amy Capone-Muccio, secretary

The next meeting is scheduled for Thursday, Nov 10, at 10 am.

Meeting adjourned at 11:30 am.

Notes of Meeting to Set Expectations and the Charge to Charrette Follow-up Committee

Meeting Date: September 7, 2:30 pm

Linda Murray, selectman and liaison to Charrette Follow Up Committee

Kathy Barnard, chair, Planning Board

Maggie Stier, chair, Heritage Commission

Amy Capone-Muccio, Executive Assistant to Town Manager

The four members of the committee opened with an endorsement of the charrette effort and expressed a shared desire to move forward with those recommendations that are feasible and desirable to pursue. It was agreed that this committee would focus on the core of the charrette area and eliminate the add-ons that the charrette team included in their scope, i.e. (Railroad Avenue to the town docks,) and Center Street from the intersection with Lehner Street to Pickering Corner.

Maggie Stier agreed to call the first meeting within the next month. Selectmen have already appointed members and alternates.

General Goals of Charrette for the Committee to address:

- Improve pedestrian and vehicular connections between the Bridge Falls Path, playing fields, shopping plaza, and Lehner Street
- Maintain and enhance green spaces and health of environment
- Protect the integrity and character of existing mixed-use neighborhood
- Address town needs for recreational and social opportunities
- Plan for redevelopment of vacant town-owned buildings ~~on Lehner Street~~
- Consider ever-growing parking needs and traffic flow

*or under
walking &*

Working from a Charrette priorities list developed by the Planning Board and dated May 20th, the four members of the committee agreed on priority efforts for the next phase of work.

Specific Charge to Charrette Follow-up Committee

- 1 • Develop a conceptual plan for a community center/senior center on Lehner Center at the old Municipal Electric Building and old fire station properties.
- 2 • Consider applying for an MTAG grant from PlanNH to help develop opportunities for additional housing in the project area
- 3 • Talk to Dr. Silva about a trail or road through his property to link to Foss Field, and about his intentions for the storage building on his property
- 4 • Talk to Eastern Propane about their plans for the former Wolfeboro Oil property
- 5 • Talk to Geordy Hutchinson about former Sanel building
- 6 • Develop concepts for redevelopment of the Eastern Propane property if owner is receptive
- 7 • Identify opportunities and possible funding sources to add trees and landscaping to improve curb appeal, calm traffic, and increase shade.
- 8 • Add plantings to screen electric transfer station and tie areas together
- 9 • Consider enhancements to path from rail trail to Parks & Rec pavilion, and perhaps creation of a second path on opposite side of playing fields, footbridge(s), and a marked pedestrian route across parking lot behind shopping plaza (will need to coordinate with those working on drainage ditch solutions there)
- 10 • Consider relocating playground into shady area near Parks & Rec pavilion building
- 11 • Add bike racks and bike fix-it station
- 12 • Develop a plan for wayfinding signage in the area
- 13 • Support new zoning regs along Lehner Street to permit greater density (more than 6 units per acre), multi-family, and mixed use.
- 14 • Consider adoption of two new provisions to RSA 79-E—Residential Revitalization Zones, (79-e:4b) and Housing Opportunity Zones (79-E:4c),
- 15 • Consider ways to be pro-active as development pressure and new investment continue to increase, with goal of guiding or controlling what gets built. Town could buy properties, place development easements, resell to assure vision.