

MINUTES of
Wolfeboro Heritage Commission Meeting
Wednesday, June 16, 2021
5:00 pm
Town Hall Annex Meeting Room

Members present: Maggie Stier, Suzanne Ryan, Anne Blodget, Cindy Melanson, David Bolduc, Vaune Dugan. Ronn Bronzetti was unable to attend.

Also present: Board of Selectmen Rep Luke Freudenberg.

Planning Dept: Tavis Austin

1. Chairman Maggie Stier called the meeting to order at 5:03. Minutes of the May 5 meeting were accepted with the following changes

- the dates of the charrette are Oct 22 and 23.
- the RSA cited that allows the town to accept gifts of property is RSA 674:44-a.
- In the last paragraph, wording should be corrected to read that Mark Lush invited people to check out the "Wolfeboro Historical Society's new website."

2. The meeting focused on plans and logistics for the upcoming PlanNH charrette, which will take place on Friday and Saturday, October 22-23, at the Great Hall, coordinated by the Heritage Commission with the Planning Dept, Planning Board, and others. * More info on charrettes at www.plannh.org. (Tentative schedule at the end of these minutes)

Purpose and scope are as follows:

This community-wide process with Plan NH and its advisers and facilitators will focus on creating a community vision for linking and preserving Wolfeboro's two distinct commercial areas, downtown and the Back Bay district. The charrette's goal is to look at the various elements of the area, both residential and commercial, landscape, parking and recreation, from the downtown train station along the rail trail and Back Bay and along Lehner Street to its intersection with Center Street, as well as adjacent portions of Center Street from Pickering Corner to Grove Street.

The following elements will be part of this vision:

1) Preservation and possible re-use of the two town-owned properties (former Municipal Electric Building and former fire station, now Community Center).

2) Retaining the historic streetscapes from the downtown train station and Freight House (both c.1872, both town owned), along Glendon Street, Lehner Street, and adjacent portions of Center Street from Pickering Corner to Grove Street.

3) Improving pedestrian accessibility between downtown and the Back Bay shopping and recreation areas via various routes.

4) Addressing traffic flow and related concerns within the subject area.

5) Improving recreational and social opportunities for all age groups.

a) Budget and Fundraising: The town budget already includes the fee of \$6000 for Plan NH to offer this opportunity to Wolfeboro, approved in 2019 for 2020 and delayed by a year due to COVID. Other costs for the town to cover include lodging and meals for the approximately 12-person team, publicity, and incidentals. Cindy Melanson volunteered to solicit real estate offices in town for their financial support as sponsors.

b) Lodging: We have reserved rooms for the team at the Lake Wentworth Inn which did not require a 2-night minimum as most other places did. A deposit is needed soon. Tavis offered to see if his department could cover lodging costs.

c) Meals: The team arrives Friday morning and will need snacks, lunch, and dinner that day, and breakfast and lunch the following day. Our steering committee and HC members might join in some of these meals too. We could also choose to organize a community supper on Friday night, as some towns have done, before the second public listening session at 7:00 pm. There was discussion about various venues and food providers but nothing was decided.

d) Publicity and promotion: Maggie shared publicity materials from the town of Kensington's charrette. They were well-received. Maggie said she would contact their committee and see if they would share templates with us. Anne Blodget offered to draft a flyer and brochure and coordinate getting photographs. Maggie will ask Tavis for an updated map of the project area to include.

e) Steering Committee. PlanNH suggested we organized a small steering committee of charrette stakeholders to work with them on content for the charrette. Representatives from the Planning Board, Planning Department, Parks & Rec, and Economic Development Committee were all suggested. Tavis agreed to serve from the Planning Department, and Anne and Maggie agreed to represent the HC on the committee. Maggie will coordinate this.

f) Other We also need to submit letters of support from various groups before the contract can be signed. We are on the BOS agenda for their 7/7 meeting. She will also contact Parks & Rec and the Planning Board for letters. Cindy will contact the Chamber and WEDCO for a letter, and Anne will reach out to Brewster. There will be a lot to do so other HC members will be engaged as well.

3. Other business:

- Mark Lush, who was a guest at the last meeting, has said he would be interested in joining the HC as a member. We have seven members now but an alternate position is available. Next steps are to ask the selectmen to appoint him, and to have him be sworn in.
- Suzanne Ryan was asked for any updates on the situation at Cotton Mountain Church. She had nothing new to report.
- Anne Blodget noted that there is a hearing scheduled for July 8 on a request for a zoning change to permit drive-thru restaurants. The town has voted twice NOT to change our zoning to allow these. Anne encouraged people to attend, and to spread the word about a new electronic survey/poll for citizen input on this question. Maggie noted that the charrette's focus area includes our only drive-thru restaurant as well as the parcel for which this zoning change is being sought, so there is an opportunity in the charrette to help craft a vision for possible change in the future.

4. Public Comment: none

5. Meeting adjourned at 6:02 pm.

Next meeting will be July 14 at 5 pm.

* More information is available on the Charrette process and format at www.plannh.org.

Here is a tentative schedule.

Friday – 10:30 Team gathers. Introduction of team members, review of project/challenge.

10:45-12:15 Walking or bus tours of target area, led by key town leaders and other stakeholders.

12:15-1:15 Team lunch. While community members are welcome to observe, this is a team time. Team leaders to review project once again, schedule, expectations (during charrette and post)

1:30-3:00 Team meets with community leaders and other stakeholders related to the project/target area. This is a time to gather technical information and data pertinent to the project.

3:30-5:00 First Public Listening Session

5:15-6:15 Dinner (with residents?)

6:30-8:00 Second Public Listening Session

8:00- Team (and interested community members) debrief and brainstorming.

Saturday – 8:00-3:00 Breakfast; meet for brainstorming of issues, site, etc.—break into smaller functional work groups and develop one or more plans.

Mid-day Lunch

2:00 or 2:30 Wrap up of charrette work

3:00 Presentation to the community about what the team saw and heard, recommendations.