

Wolfeboro Heritage Commission
Town Hall Annex Meeting Room
February 14, 2018 5 p.m.
Minutes - Draft

Members present: Chairman Maggie Stier, Wendy McHugh, Vaune Dugan, Anne Blodget and Gene Denu

Members absent: Cynthia Melanson and Board of Selectmen Liaison Dave Bowers

Staff present: Director of Planning & Development Matt Sullivan and Recording Secretary Michele Chamberlain

Staff absent: Town Manager Dave Owen

Call to order:

Chairman Stier called the meeting to order at 5:08 PM.

Chairman Stier stated we have a guest tonight, John Simms. He will update the HC on the Lakes Region Model Railroad Museum plans.

Approval of Minutes:

The minutes of January 10, 2018 were approved unanimously with no changes or corrections.

Other Business:

A. Yum Yum Site Plan

Matt Sullivan, Planning Director, updated the HC about issues involving the Yum Yum Shop. Mr. Sullivan stated the Planning Board will continue their discussion at their next meeting on Tuesday, February 20th at 7:00 PM. There are a lot of outstanding items but they are very minor. There will be an addition of a food storage area of 283square feet which will restrict the aisle and the parking. The Board is discussing the possibility of reducing the number of parking spaces required to improve the safety and access of the corridor that goes back to the condos. There will be some additional landscaping. There has been discussion of a patio area adjacent to the lake although there are some concerns about storm water management so this probably will not be included in the final plans.

Ms. Blodget asked about the abutters' reactions.

Mr. Sullivan stated the abutters are very supportive and in favor of the plans. He stated the biggest change will be that the business will now be opened year round opposed to a seasonal business.

Ms. Stier questioned if there would be any changes to the existing building.

Mr. Sullivan stated there are some improvements proposed for the building but there are some concerns about some of the materials being used.

Ms. Vuane stated pvc panels and awnings that are blue and white striped will be used.

Members of the HC were concerned about this.

Mr. Sullivan stated the Planning Board will be getting a color rendering and he asked that the HC members submit comments and attend the Planning Board Meeting. He stated that the Planning Board was in favor of the plan.

Ms. Stier questioned if the name will be kept and if it will be restaurant dining.

Mr. Sullivan stated it has been submitted as the Yum Yum Shop in the plans and it will be a mix of sit down, take out and counter space dining. Mr. Sullivan stated the business being opened year round will help promote Wolfeboro as a four season's community.

Mr. Sullivan stated the new occupant of Hallmark (Winni Paw Station) came into the office today to ask if they could remove the façade at the top of the building and just leave the roof. The owner stated if the HC was against the idea that she would just leave the façade as it was.

Ms. Stier stated the discussion should be based on the building and when it was erected. If it was more than 50 years ago then it is a historic feature.

Ms. Blodget stated all the old postcards show the building with the façade.

Mr. Sullivan asked for the opinion of the HC.

Ms. Stier stated they would provide a rationale.

Ms. Blodget stated if we show her an old postcard and show her the significance of the façade as part of the history of downtown then she might understand our concerns.

Ms. Stier stated Mast Landing Diner has reopened as The Bridge Diner. She questioned if there was going to be rehabilitation of the building.

Mr. Sullivan stated no plans have been submitted.

B. Pickering House

Ms. Blodget stated she had recently toured the building and seen the interior work being done. The barn is being saved and it will be very useful in overall operations of the inn.

There was some discussion of the Federal Historic Tax Credit Program which the Cookes were not deemed eligible for.

C. Town Manager Search Committee

Ms. Blodget stated she volunteered to be on the Committee.

Ms. Dugan stated she will be submitting her application as well.

Ms. Stier thanked them, adding that she hoped they could help the HC encourage rehabilitation of buildings that contribute to the character of the Town.

D. John Simms – Update on Freight House

Mr. Simms stated LCHIP has offered the Lakes Region Model Railroad Museum a \$10,000.00 grant to be used to develop a plan to raise the building on a new foundation and construct a climate-controlled room within the current building. Mr. Simms stated his group needs to raise funds to match the LCHIP grant. He stated he would be working with Dave Ford (Public Works Director), Arron Sturgis (Barn Restoration Specialist), Shawn Bergeron (Bergeron Technical Services) and Jenna Lapachinsky (Former field representative of LCHIP). Jenna's role will be to offer guidance so the project can meet the Secretary of the Interior's Standards as administered by LCHIP and the Division of Historical Resources. The first meeting of this group will take place this Friday and the goal of the meeting will be to establish the work program for the \$20,000.00 study. Mr. Simms passed out a handout that showed pictures of rehabilitated freight houses in other towns. The HC discussed the photos.

Old Business:

A. Master Plan Process Update

Mr. Sullivan stated the Master Plan Kickoff Event has been rescheduled for February 27th. Mr. Sullivan stated a summer midterm master plan meeting will be held on June 19th as well.

Ms. Blodget asked Mr. Sullivan about Dark Sky Best Practices. She stated the Town has been installing newer lighting that is blue lighting. She stated it is bad for humans and the environment.

Mr. Sullivan suggested talking with Barry Muccio of the Electric Dept, and ask him to address her concerns.

Ms. Stier had drafted and shared a letter to the Editor endorsing the warrant article for the Freight House and wanted input from the HC.

Mr. Denu liked the letter and argued for keeping it as is.

B. Review/Refine 2018 HC Work Plan Priorities

Plaque Program

Master Plan

Walking Tours

Master Plan

Education and Awareness Session/Heritage Commission Training/Regional Heritage Commission Meeting

Ms. Stier said she is meeting with representatives from the Moultonborough Heritage Commission and the Middleton Heritage Commission on Friday night to talk about a Regional Training Session in April. Topics to be discussed at the Regional training might include master planning and barn preservation. Ms. Stier noted that in Moultonborough the HC does site visits of the barns given easements, helping the Selectmen to monitor these easements. Ms. Stier suggested real estate training to promote barn preservation and other structures. The HC decided to pursue this in 2019.

Ms. Dugan suggested finding someone that was an expert in historic structures and code enforcement to offer a training session to help the Town employees.

Electric Generation Building Planning

Master Plan – Place on Hold

Master Plan Actions/Implementation

Top of Our List

Route 28 Corridor: Historic Resource Consideration and Preservation

Cindy Melanson, Heritage Commission Member, serves on this Committee.

Code Compliance/Waiver Education and Awareness

This is part of the Education Awareness as noted above.

Historic Zoning Overlay

Ms. Dugan – How to look at historic buildings differently so we don't wreck their integrity when following the rules.

Ms. Blodgett questioned where demolition issues would be addressed in the Master Plan and if we are protecting ourselves in the Master Plan.

Historic Structure Criteria

Master Plan – Define Historic Structure

Historic Resources Inventory

Master Plan – Consider compiling an inventory

Historic Resources Mapping

Master Plan

Public Session – What is the Heritage Commission?

After Master Plan

Incentive Fact Sheets/Awareness

Barn Tax Incentive – RSA 79-E

At-Risk Property Early Warning System and/or tracking mechanism

Mr. Denu passed out a handout and map showing Wolfeboro Buildings of Historical Interest based on his own and other Historical Society research and criteria. Ms. Stier noted that Mr. Denu's map clearly showed that historical buildings are located along all roads and in all areas of town.

(See attached sheet)

New Business:

A. Historical Area Locations and Vulnerability to Development Work

Mr. Denu addressed this in his handout.

B. Regional Meeting of Heritage Commissions

Ms. Stier stated she will continue to work on setting up a meeting for April or May.

Public Input:

Being no further discussion, and no other public input, Chairman Stier noted that the next meeting is scheduled for March 14, 2018 at 5:00 PM.

The meeting adjourned at 7:08 PM.

Respectfully Submitted,
Michele Chamberlain



WOLFEBORO BUILDINGS OF HISTORICAL INTEREST AND ASSESSMENT OF VULNERABILITY TO VARIOUS COMMERCIAL DEVELOPMENTS

Prepared by Gene Denu, Wolfeboro Historical Society

Jan 29, 2018

A few years ago, the WHS compiled a snapshot file of older buildings of historic interest. This task, completed in early 2016, resulted in a list of about 480 buildings. The locations have been plotted on the next two pages. The criteria for selection included:

- Age (not the only criteria)
- Style (architectural interest)
- Appearance (reasonable condition)
- Accessibility (public roads)
- Viewability (no trespass or traffic danger)
- Location (emphasis on downtown or history)

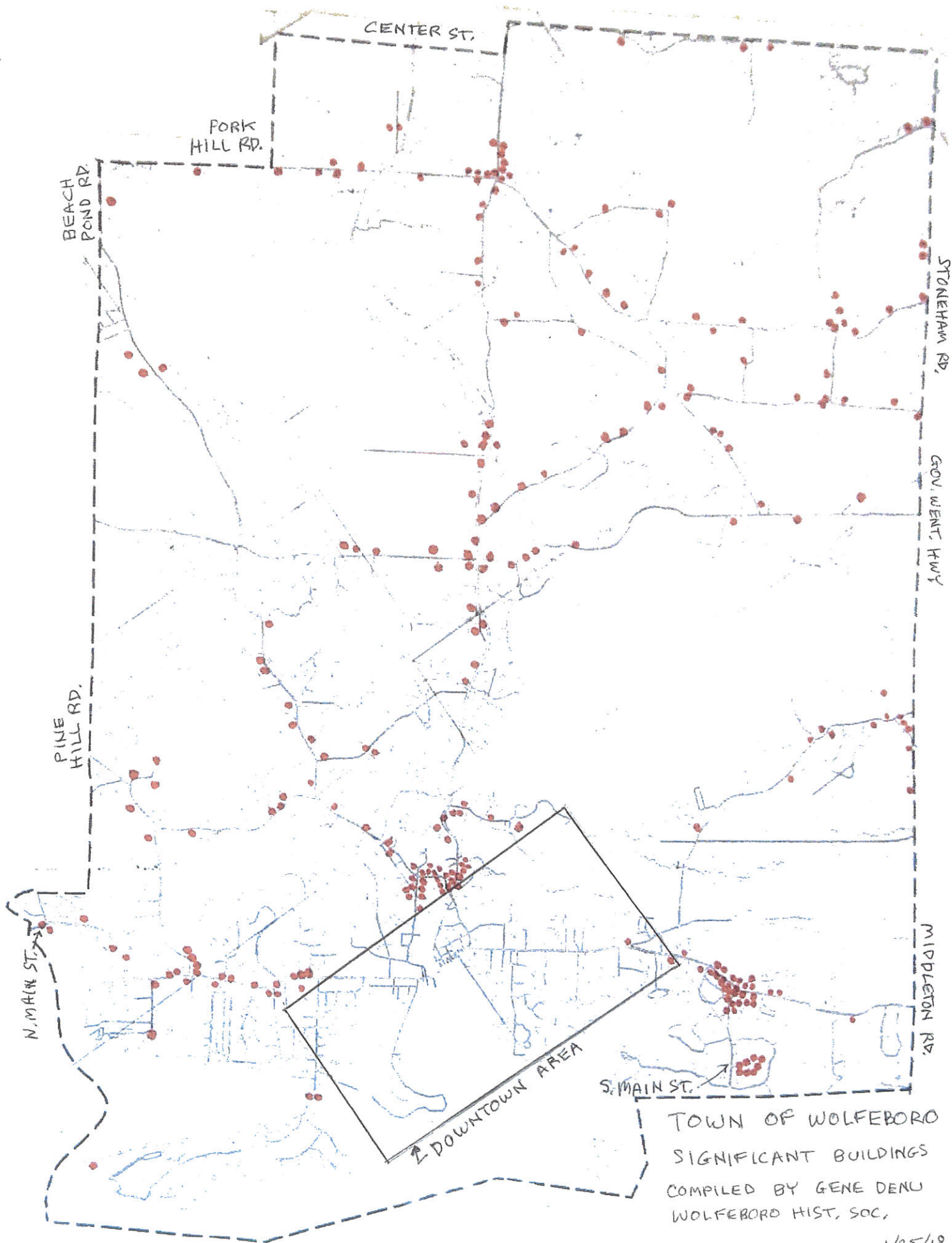
Other criteria could be applied, but would be expected to yield similar general results. It is apparent that Wolfeboro has valuable historic resources throughout the Town, with major concentrations in Downtown, Wolfeboro Falls and South Wolfeboro. Smaller groupings are in Wolfeboro Center and locations that no longer have commercial activity, including North Wolfeboro, Cottonboro and Goose Corner.

Vulnerability to commercialization is rarely a concern in rural areas, or on roads that are not thru roads. Wolfeboro has 9 thru roads, shown on the list below. The term low-volume refers to businesses like manufacturing, technical, professional, etc., where heavy public traffic is not required. These businesses are desirable in some areas. High-volume examples are big-box stores or fast food establishments requiring constant buyers to be viable. These are rarely desirable.

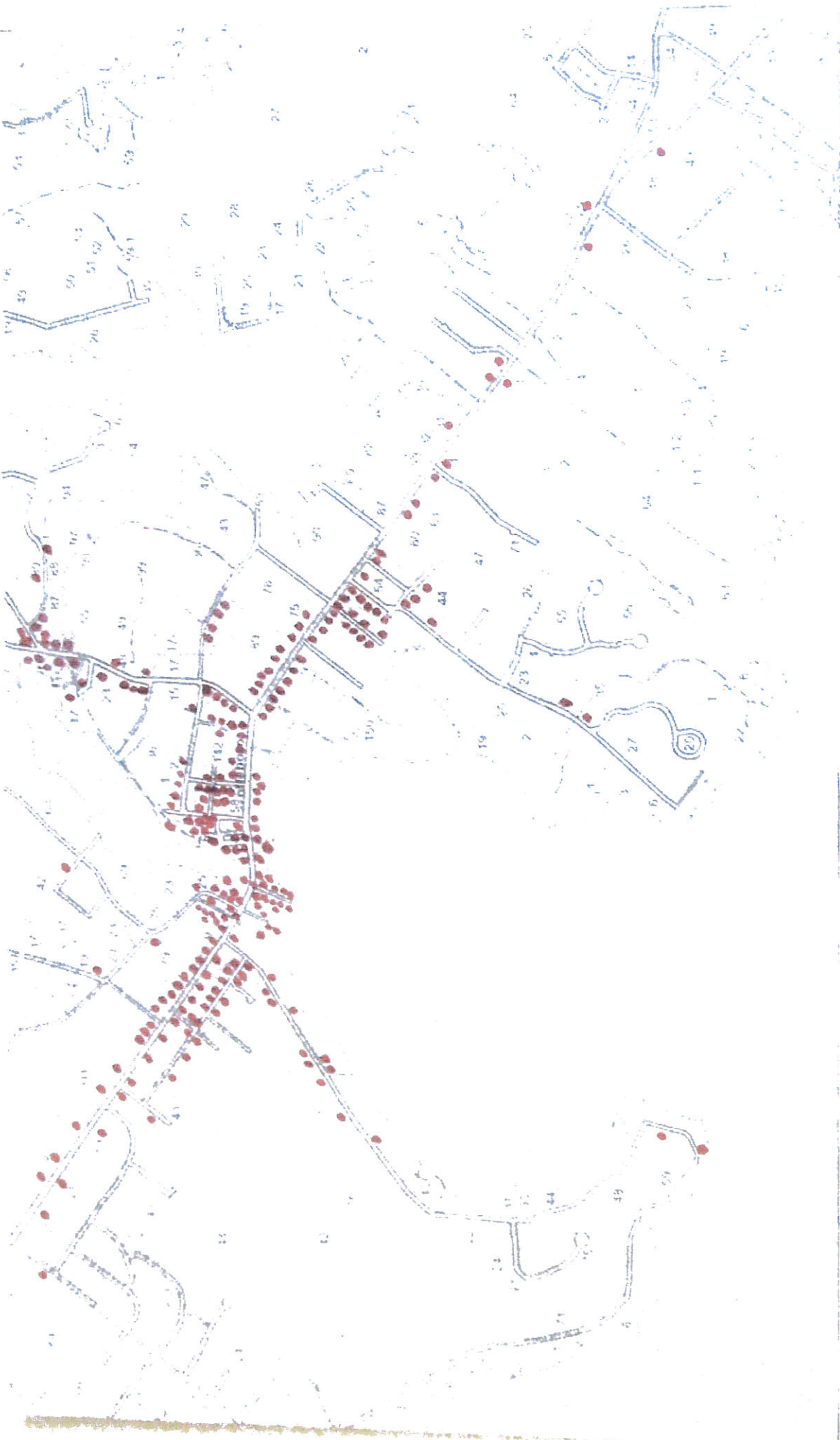
BUSINESS VULNERABILITY

AREA	TRAFFIC	LOW-VOLUME	HIGH-VOLUME
Beach Pond Rd.	Low	Some poss. near Pine Hill Rd.	No risk (too remote)
Pork Hill Rd.	Low	No poss.	No risk (too remote)
Stoneham Rd.	Low	No poss.	No risk (too remote)
Gov. Went. Hwy	Low	Some poss. near Rte. 28	Some risk near Rte. 28
Middleton Rd.	Medium	Some poss. near Rte. 28	Some risk near Rte. 28
Pine Hill Rd.	Low	High poss. (existing businesses)	No risk (too remote)
North Main St.	Medium	Minimal poss.	No risk above Downtown
South Main St.	High	High poss. towards Alton	HIGH risk near Alton Line
Center St.	High	High poss. along entire length	HIGH risk along entire length
Downtown	High	High poss. everywhere (if rents are compatible)	HIGH risk in several areas (vacant buildings & lots)

The next step might be to overlay the areas with the Zoning Designations, while recognizing that these are never permanent. It is also quite common for incoming businesses and residents to request exceptions.



TOWN OF WOLFEBORO
SIGNIFICANT BUILDINGS
COMPILED BY GENE DENU
WOLFEBORO HIST. SOC.



DOWNTOWN AREA