

## **Wolfeboro Heritage Commission**

**Wednesday, October 11, 2017**

5 pm at the Town Hall Annex Conference Room

### **DRAFT MINUTES (October 19, 2017)**

#### **1. Call to order**

Maggie Stier, chair, called the meeting to order at 7:03. Members present were: vice chair Anne Blodget, Vaune Dugan, selectmen liaison David Bowers, Cindy Melanson, Wendy McHugh, Town Manager David Owen, and Planning Director Matt Sullivan. Glenn Knoblock was a guest.

2. The minutes of Sept 13, 2017 were approved unanimously with no changes or corrections.

#### **3. Old business**

A. Upshot of discussions with Anne and Kathy regarding Strategy for Effectiveness. Chairman Stier and Vice chair Blodget reported on a discussion they had had with Planning Board chair Kathy Barnard, who suggested that the Heritage Commission could provide advice/assistance to several current town processes. These were presented as follows:

Stier asked Cindy Melanson to report on the work being done by the Route 28 Improvement Project, since she is a member of that advisory committee which will make recommendations to the Board of Selectmen. Melanson said there is currently a DOT project to study alternative road configurations at the Route 28/109 intersection near Brewster Field, saying that a roundabout, traffic signals, and new turn lanes were all under consideration. She noted that impacts on historic resources is one of the criteria for review. Brewster Academy sees this as a possible opportunity to move their main entrance to that intersection. There will be several public hearings at which the HC could share thoughts. Owen said there are unacceptable back-ups and delays at this intersection, but that no changes will be made before 2024. Sullivan noted this is an important gateway to downtown, and added that the HC could help develop a pro/con list for the alternatives, and also help promote citizen involvement.

Matt Sullivan shared a draft of the proposed new architectural standards that are being developed for inclusion in the site plan review process. Vaune Dugan, a Planning Board member who helped develop the standards, explained that these will NOT apply to single or two-family residences since those are not subject to site plan review. The HC was asked to review this draft and the final edition, with pictures, when it becomes available next month, consider impacts to preserving community character, then attend the public comment session and hearing on these in November and early December.

Vaune Dugan asked for the HC's help with the Planning Board's charge to update the Master Plan, saying that a chapter on historical and cultural resources will be included in the new version, and work is slated to begin in January. She mentioned that HC members might want to start familiarizing themselves with similar chapters in other towns' master plans, and suggested Moultonborough, Stratham and Durham. Dave Owen noted that Wolfeboro's 2007 Master Plan was reviewed regularly by an Implementation Committee which actively tracked goals and progress.

#### 4. New Business

A. Feedback on Signage Pilot Program. Members had been asked to look at the provisional signage kiosks that have been placed temporarily in several places around the downtown. Comments shared by commission members—too small, hard to read, maybe eliminate QR codes—were all things that Matt Sullivan said he had heard from many others. He appreciated our comments and asked that members send more specific comments directly to him..

B. Web resources and case studies. The commission is working to provide more materials on preservation and historic resources on the town website, and HC members have taken on a few assignments. Some "success stories" and links are ready to go, and more materials need to be assembled and forwarded to Matt Sullivan. Dugan suggested "endangered" properties too, such as the Legion Hall which we toured earlier this year. Stier noted that now that summer is over we might all have more time to do this. She will coordinate getting things to Matt.

It being a few minutes before the 6 pm budget committee meeting, Matt Sullivan and Dave Owen excused themselves to attend that.

#### 5. Public Input

Vaune Dugan wanted the commission to know that she is concerned about historic barn preservation and feels that the present zoning ordinance discourages barn re-use. She wondered if the committee might support proposing changes to the ordinance that would permit broader commercial use and home occupation of these structures as a way to save them and encourage new investment. A vacant and unused building is one at risk, noted Stier, and allowances for re-use might be valuable tools in Wolfeboro, which presently has a good number of surviving in-town barns and many rural ones too. Stier noted that the town of Stratham's Heritage Commission is looking at this issue too, and she said she would get more information from their HC chair, Nate Merrill. Perhaps limiting any allowances to "historic" barns would narrow the field a bit; Stier suggested using the same criteria as RSA 79-D, the Barn Preservation Tax Incentive.

#### 6. Adjournment at 6:20.

Respectfully submitted,  
Maggie Stier