

**TOWN OF WOLFEBORO
PLANNING BOARD
December 19, 2023
DRAFT MINUTES**

I. Call to Order

Chair Kathy Barnard called the meeting to order at 7:00PM.

II. Introduction of Planning Board Members

Members Present: Kathy Barnard, Chair, Doug Breskin, Vice-Chair, Brad Harriman, Selectmen's Representative, John Thurston, Vaune Dugan, Roger Murray, Peter Goodwin, Members, Julie Jacobs, Steve Webster, Jane Nielsen, Alternates.

Member Absent: None.

Staff Present: Tavis Austin, Director of Planning and Development, Michaela Beckwith, Recording Secretary.

III. Public Hearings

Proposed Zoning Amendment to Article IX Shorefront Residential District

Tavis Austin reviewed the proposed changes to the draft document.

Kathy Barnard opened the public hearing.

Rich Masse, Wolfeboro Waters Committee, thanked the Board for their invitation to review the proposed changes and provide input. He expressed concern regarding stormwater mitigation and control management plans noting inconsistencies in the regulations and exemptions. He reviewed the Town's current responsibilities and practice regarding new development and current lot improvement. He suggested the Board remove 175-67 A (1) (d) from the proposed changes to maintain the consistency, uniformity and equitability of the regulations.

Anne Blodget, Brook Crossing, expressed her support of the Wolfeboro Waters statement.

Kathy Barnard reviewed Mr. Masse's statements and asked how the Board would like to proceed.

John Thurston recommended keeping the changes in the current draft.

Roger Murray stated he thinks that Section 175-67 A 1. (d) needs to be removed as Mr. Masse suggested.

Steve Webster stated he believes the draft is written well and offers applicants consideration for maintaining or decreasing impervious coverage as an incentive.

Brad Harriman stated he personally believes the draft be kept as is. He agrees that it provides an incentive to maintain or decrease coverage with regard to improvement projects. He also stated the proposed regulations may potentially limit shorefront improvement size.

Vaune Dugan stated the section encourages reduction and minimization in coverage.

Peter Goodwin stated he agrees with Vaune Dugan's statement with regard to reduction of proposed improvements/projects coverage.

Doug Breskin stated he doesn't see the need to remove the section.

Jane Nielsen questioned the amount of lakefront properties with regard to stormwater management systems being required and/or currently in place.

Rich Masse replied he is unsure, stating that the properties may differ on the smaller lakes versus Lake Winnepesaukee.

Jane Nielsen questioned the newer construction regulations in comparison to existing properties.

Tavis Austin replied the Board made a distinction between stormwater regulations and shorefront regulations with regard to new construction and lot improvement. He stated that if the Board would like to remove 175-67 A. 1 (d) the public hearing would be required to be re-noticed.

Peter Goodwin stated there is cost involved with stormwater management maintenance.

Rich Masse stated the removal of (d) exempts any stormwater mitigation being required. He suggests adding wording to include any project.

Doug Breskin asked Mr. Masse to clarify his statement regarding percentage.

Peter Goodwin questioned 175-67 A. 1. (b) and (c) with regard to points for ground cover.

John Thurston stated the State regulation is 50 points.

The Board briefly discussed the ground coverage point system.

Vaune Dugan stated 175-67 A. 1. (c) "that" needs to be added in the sentence.

Tavis Austin stated this is not a substantive change and doesn't need to be re-noticed for public hearing.

Kathy Barnard closed the public hearing.

It was moved by Roger Murray to remove 175-67 A. 1. (d) from the proposed amendments to Article IX Shorefront Residential District. There being no second the motion failed.

John Thurston stated he would like to see a change regarding accessory dwelling units, attached and detached dwellings.

Tavis Austin stated the State requires the potential for an ADU with any single-family dwelling.

Doug Breskin stated the Town requires an ADU to be attached.

It was moved by Vaune Dugan to accept the proposed amendments with no changes to Article IX Shorefront Residential District. Doug Breskin seconded the motion. Kathy Barnard, Doug Breskin, John Thurston, Brad Harriman, Peter Goodwin, Vaune Dugan voted in favor. Roger Murray opposed. The motion passed (6-1-0).

Roger Murray requested the removal of determination from page 5 (f) noting it is a grammatical error.

It was moved by John Thurston to recommend the amendments to Article IX Shorefront Residential District to the 2024 Town Warrant. Doug Breskin seconded the motion. All voted in favor. The motion passed (7-0-0).

Kathy Barnard stated there are no agenda items for the January 2, 2024 meeting.

It was moved by Doug Breskin to cancel the January 2, 2024 Planning Board meeting. Kathy Barnard seconded the motion. All members voted in favor. The motion passed (7-0-0).

IV. Public Comment

None.

V. Approval of Minutes

December 5, 2023

Page 1: Move 4th line from the bottom “Roger Murray stated he is satisfied with said explanation regarding noticing Department Heads.” to before the Beckwith Family Trust agenda item.

Page 2: Dennis Hart did not plant the trees as the statement reads. Needs to be reworded to clarify trees were not planted.

Page 7: Add Doug Breskin to the roll call vote, voting – yes, to the motion. Change the motion passed from (6-0-0) to (7-0-0).

Page 7: Amend Peter Goodwin’s statement regarding the original site plan to include the proposed plan doesn’t include the number of structures.

Page 12: Change the 4th line down the page to read “Tavis Austin stated Town Attorney recommended a full site plan review being held with condition to the special exception. Town Council also agreed that a special exception is needed for the proposal.”

It was moved by Doug Breskin to approve the December 5, 2023 Planning Board minutes as amended. Roger Murray seconded the motion. Kathy Barnard, Doug Breskin, Steve Webster, John Thurston, Roger Murray, Brad Harriman voted in favor. Vaune Dugan abstained. The motion passed (6-0-1).

The Board briefly discussed the Maker’s Mill tree plantings.

It was moved by Roger Murray to adjourn the December 19, 2023 Planning Board meeting. Doug Breskin seconded the motion. All members voted in favor. The motion passed.

There being no further business before the Board the meeting was adjourned at 8:04PM.

Respectfully Submitted,
Michaela M. Beckwith

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*** Please note these minutes are subject to amendments and approval at a later date. ***