

**TOWN OF WOLFEBORO  
PLANNING BOARD  
April 16, 2024  
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:** Doug Breskin, Chair; Steve Webster, Vice-Chair; Brad Harriman, Selectmen's Representative, Kathy Barnard, Peter Goodwin, Roger Murray, Members; Julie Jacobs, Jane Nielsen, Alternates.

**Members Absent:** Vaune Dugan, Member.

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

**III. Public Hearings**

None.

**IV. Discussion items:**

**Preliminary Consultation 109A Tax Map/Lots 161-015, 161-016 and 161-017**

Randy Walker, Attorney, reviewed conceptual design. He requested the Board's input and feedback on the project before such proceeds further.

Roger Murray questioned the attached plan containing 3 buildings.

Randy Walker replied yes, noting the proposed project would include 4 buildings.

Kathy Barnard questioned workforce housing or inclusionary zoning being included.

Randy Walker stated the proposal qualifies for density, noting the owner is basing cost and listing the units at current market value.

Peter Goodwin questioned the construction plan for the entire project.

Anthony Bonacorso stated all of the buildings would be constructed at the same time in a 30 to 48 month period then be phased in for residency. He also stated they are open to affordable units in the future.

Peter Goodwin noted a four story building may not align with the rural Town aesthetic.

Anthony Bonacorso stated the aesthetic is a factor in the project's planning.

Peter Goodwin noted the current proposal is realistic with regard to property topography, cost, construction.

Anthony Bonacorso stated multifamily rental units are more affordable than single family homes.

Doug Breskin questioned the sewage disposal for the property and if such would connect to Town services.

Roger Murray questioned the number of stories per unit in 3 buildings versus 4 buildings.

Owner would prefer to have 3 buildings with 4 stories each instead of 4 buildings with 3 stories each. He also stated the sewage is an engineering question.

Roger Murray noted the natural screening on the property.

Roger Murray commented on the topographic map.

Christopher Berry, engineer, stated the visibility of the proposed building with regard to natural screening. Also mentioned the property would contain its own sewer.

Peter Goodwin questioned the acreage in use for project.

Christopher Berry stated horizontal load for sewer.

Roger Murray questioned a high intensity soil survey being completed.

Christopher Berry stated a survey has been completed.

Kathy Barnard questioned the type of roadway the property would include.

Christopher Berry stated a roadway would be constructed; compliant by zoning regulations, noting the project would include walkways, sidewalks, etc.

Brad Harriman questioned the future potential of the roadway being Town maintained.

Christopher Berry stated he is unsure.

Roger Murray questioned a secondary exit from the property.

Christopher Berry stated yes, noting two potential locations for such.

Roger Murray questioned sufficient parking.

Christopher Berry stated yes, noting the number of parking spots exceeds current standard/regulation however that number will decrease with handicap access, green space, etc.

Kathy Barnard asked if a traffic study will be conducted.

Christopher Berry stated NH Department of Transportation will require one.

Doug Breskin questioned the form factor of the combined three lots.

Christopher Berry stated he is unsure, noting a variance may be requested.

Steve Webster questioned other developments completed by the engineer and owner for the Board to view.

Christopher Berry stated yes.

Anthony Bonacorso reviewed the proposed plan images with regard to building location.

Peter Goodwin questioned the proposed location for septic systems.

Christopher Berry showed the Board the proposed locations using the renderings included.

Anthony Bonacorso gave an example of the natural screening and potential building aesthetic.

Roger Murray questioned a zoning variance being requested regarding density.

Anthony Bonacorso stated yes.

Peter Goodwin questioned a clubhouse with additional amenities being included on the property.

Anthony Bonacorso stated yes.

Julie Jacobs commented on the building aesthetic in keeping with the Town's.

Kathy Barnard questioned the property wetlands being disturbed.

Christopher Berry stated the property would contain one bridged crossing.

Kathy Barnard questioned the property's drainage.

Christopher Berry stated yes, noting familiarity with the Alteration of Terrain Standards.

Roger Murray noted the conservation restrictions that would apply.

Christopher Berry stated they are willing to consider.

Anthony Bonacorso referenced the interior photos of an existing units which would be a model for this project.

Peter Goodwin noted the energy requirements for single family homes. He stated units of this caliber would be energy efficient.

Roger Murray expressed concern regarding the building height.

Anthony Bonacorso stated they are trying to help with the State housing needs.

Peter Goodwin suggested the owner/engineers show both versions of building plans 3 story versus 4 story buildings.

Anthony Bonacorso asked the Board if the community is willing to accept and approve a project of this magnitude.

Roger Murray stated the Board's responsibility includes an application, submitted plans and property compliance.

Doug Breskin stated the Board doesn't have any strong opposition other than the height of the buildings.

Steve Webster stated he sees no problem with the building height.

Anthony Bonacorso stated no, noting the environmental impact, construction timeline, energy efficiency,

Doug Breskin stated this topic may be relevant during the multifamily housing forum to follow.

Kathy Barnard expressed concern of affordable, workforce housing not being included or utilized.

Anthony Bonacorso stated he is open to affordable, workforce housing, noting the variances required may change.

Roger Murray questioned commercial use on the property.

Randy Walker stated no. He also noted the Board's input includes eight variance, 5 units per building units, sewage needs to be addressed. Questioned the Board.

Jane Nielsen stated this seems premature as the State needs to approve first.

Randy Walker stated public comment is welcome.

#### **Multi-family housing discussion**

Doug Breskin stated the Board is seeking public input on multifamily dwellings noting this is separate issue from short term rental.

*Doug Breskin opened the public forum.*

Kathy Dragonfly questioned the status of shelter [Hope House] may present a good opportunity for summer employment housing.

Brodie DeShaies, Elm Street, questioned the use of the Town's impact fees with regard to Town infrastructure.

Tavis Austin stated 100 percent of the impact fee goes towards school support.

Brodie DeShaies expressed concern regarding the multi-family housing discussion, noting the Town budget, cost and improved Town infrastructure need to be addressed first. He suggested the Planning Board needs to work with the Board of Selectmen to view a broad plan regarding housing.

Doug Breskin noted the CIP has taken this issue into consideration.

Kathy Dragonfly questioned the origin of the impact fee.

Brodie DeShaies explained the impact fee origin and use.

Audrey Cline suggested the Board focus on affordable housing with use of the inclusionary zoning ordinances. She also stated neighborhood developments needs to be reviewed regarding additional Town amenities and services.

Kathy Barnard asked for Ms. Cline's thoughts on the current multi-family ordinance.

Audrey Cline stated if a term is not spoken, it's not permitted, noting the zoning ordinance is meant to be used as a whole. She gave examples regarding the current multifamily language used.

Kathy Barnard questioned the language be included in the ordinance by zone.

Audrey Cline stated yes. She requested the Board's discussion be included for public review.

Doug Breskin stated the warrant articles include public forums for input.

Audrey Cline requested more discussion from the Board.

Anne Blodget stated the Board conducted a public housing forum in 2023 and expressed concern regarding questions being unanswered.

Peter Goodwin stated the caliber of the proposed project and the Town's multifamily housing are different.

Marge Hart stated she agrees with previous statements. She expressed concern regarding impact of the Town roads, property taxes, etc. She suggested including questions in future public forum agendas.

Audrey Cline stated affordability regarding housing is an important factor.

Suzanne Ryan stated the Town is struggling with services.

Brodie DeShaies stated the impact fees can be raised and changing the percentage to offset infrastructure instead of local schools.

Kathy Barnard stated this issue is being addressed by the Board this year.

Tavis Austin stated the impact fee has been discussed in the past.

Brad Harriman stated the Town does have impact fees for Town services.

Brodie DeShaies questioned the use of those funds.

Brad Harriman stated the funds go into Capitol Improvement fund for service, improvements, maintenance, etc.

Brodie DeShaies stated the tax payers subsidize the Town water and sewer systems.

Peter Goodwin stated the influx of multifamily dwellings or using could bring in young families including school age children.

Randy Walker expressed concern regarding the language of the zoning ordinance noting the simpler, the better. This benefits the applicants and the residents.

Roger Murray stated he agrees with Mr. Walker regarding the permitted uses section of the ordinance.

Audrey Cline stated developing in downtown is an infrastructure issue.

Anthony Bonacorso stated he sympathizes with the Town's issues, noting previous single-family projects tend to drain a Town of resources. He stated the larger developments are managed by the community and do not drain the Town resources. He expressed interest in working with the Town of Wolfeboro to help with housing need.

#### **Short Term Rental Update**

Doug Breskin stated the Board has received notice from their attorney that an update is not appropriate at this time. He noted an update will be given at the next meeting.

#### **Planning Board Work Project**

Roger Murray expressed concern regarding 4/16/2024 work items.

Tavis Austin stated the dates included in the handout are all subject to change.

The Board discussed the work project/agenda items.

Doug Breskin asked the Board if they would consider holding public hearings twice a month instead of once per month.

Tavis Austin expressed concern regarding two public hearings, noting work being completed and the public input/receiving information.

#### **V. Public Comment**

None.

#### **VI. Approval of Minutes:**

**It was moved by Peter Goodwin to approve the minutes of 4/2/2024 as amended. Kathy Barnard seconded the motion. All members voted in favor. The motion passed (7-0-0).**

**It was moved by Doug Breskin and seconded by Brad Harriman to adjourn the meeting.**

The meeting was adjourned at 9:15PM.

Respectfully Submitted,  
*Michaela M. Beckwith*  
Michaela M. Beckwith

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