

**TOWN OF WOLFEBORO  
PLANNING BOARD  
May 4, 2021  
MINUTES**

I. **Call to Order:** *Chair Kathy Barnard opened the meeting at 7:00 PM.*

II. **Introduction of Planning Board Members**

**Members Present (In-person):** Kathy Barnard, Chair, Mike Hodder, Vice-Chair, Brad Harriman, Selectmen's Representative, Vaune Dugan, Peter Goodwin, Susan Repplier, Members, Julie Jacobs, Alternate.

**Member Absent:** John Thurston, Member.

**Staff Present:** Tavis Austin, Director of Planning and Development, Lee Ann Hendrickson, Recording Assistant.

*Kathy Barnard appointed Julie Jacobs, Alternate, to sit in for John Thurston, Member.*

III. **Public Hearings**

None.

IV. **Public Meetings**

**CIP Appointment - Selectmen**

Kathy Barnard stated the BOS have appointed Linda Murray as the Selectmen's Representative to the CIP Committee. The Planning Board unanimously voted to appoint Linda Murray to the CIP as the Selectmen's Representative.

Brad Harriman stated the BOS appointed Brian Deshaies as an alternate representative of the BOS to the CIP Committee. Mike Hodder noted that Brian Deshaies will be welcome to sit with the public and can address the CIP during public comment.

**Drive-Thru Committee**

Mike Hodder stated the Committee met yesterday; noting the public information forum is scheduled for July 8<sup>th</sup>, 7-9pm. He stated he will be contacting the Granite State News to publish an article and the information will be placed on the Town's website and Facebook. He reviewed the process/schedule for the forum. He noted the Committee's next meeting is scheduled for July 12<sup>th</sup>; noting the Committee will tally the votes from the survey and forum to present to the Planning Board. He requested consensus from the Board regarding the schedule for the forum.

Peter Goodwin and Julie Jacobs stated they support the schedule.

**Filter Bed Road Committee**

Kathy Barnard stated the Committee will be discussing new zoning for Filter Bed Road at their next meeting. She noted modification to the Bay Street Limited Business District and Pine Hill Road District will also be discussed.

Mike Hodder stated there is an issue with the Pine Hill Road District that needs to be fixed.

Kathy Barnard stated she believes the Filter Bed Road Committee should conclude their findings and following such address the Pine Hill Road District.

### **Short Term Rental Committee**

Kathy Barnard stated the Board continues to receive public input regarding such. She stated the Committee will be discussing whether such is viewed as a problem, or not.

Vaune Dugan stated that if the Committee agrees that something needs to be done with regard to short term rentals, that enforcement for any new regulations needs to be ensured.

### **Lighting Committee Report**

Tavis Austin stated the next meeting is scheduled for May 10<sup>th</sup>; noting the Committee is working on recommendations to the Planning Board.

Kathy Barnard confirmed the recommendation of the Committee is for the lighting regulations to be included in the Site Plan Review Regulations.

The Board discussed its authority regarding the granting of waivers, variance standards, ZBA and Planning Board process and Planning Board regulations.

### **Stormwater Management Regulations**

The Board reviewed the proposed Stormwater Management Regulations and requested the following;

- ✓ Include all definitions in 175:175 rather than the article itself
- ✓ Page 2, B.i, 1<sup>st</sup> sentence; repetitive
- ✓ Page 2, wetland delineation; define/clarify further and add language that refers to what is not delineated
- ✓ Page 2, B. iii., iv.; clarify
- ✓ Page 2, C. i.; strike “a copy of which is available from the NHDES website at [www.des.nh.gov/organization/divisions/water/stormwater/manual.htm](http://www.des.nh.gov/organization/divisions/water/stormwater/manual.htm).”
- ✓ Page 2, C. iii., 5<sup>th</sup> line; capitalize “hazardous” and strike “(Env-WA 401).”
- ✓ Page 3, 1<sup>st</sup> paragraph, 6<sup>th</sup> line; specify who the “representative” is
- ✓ Page 3, 1<sup>st</sup> paragraph, 10<sup>th</sup> line; strike “at [http://www.unh.edu/erg/stream\\_restoration/nh\\_stream\\_crossing\\_guidelines\\_unh\\_web\\_rev2.pdf](http://www.unh.edu/erg/stream_restoration/nh_stream_crossing_guidelines_unh_web_rev2.pdf))”
- ✓ Page 3, ii., 3<sup>rd</sup> line; clarify “Element D” (what does such refer to)
- ✓ Page 3, iii., 4<sup>th</sup> line; clarify such – where are achievements requested specified and how are plants going to do such (consider deleting such)
- ✓ Page 3, iv.; how is such possible in a natural environment, questioned vernal pools that do not drain (clarify and specify type of phenomenon and body)
- ✓ Page v.; strike <https://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm>
- ✓ Page 4, viii., 7<sup>th</sup> line; strike “(refer to Volume 2, page 6, Table 2.1 Summary of Design Criteria Water Quality Volume for treatment criteria)”
- ✓ Page 4, ix., 5<sup>th</sup> line; insert “NHDES” prior to “AOT”
- ✓ Page 5, xiv., 2<sup>nd</sup> sentence; strike such
- ✓ Page 5, xiv., 5<sup>th</sup> sentence; strike such

- ✓ Page 5, D. i. a., 5<sup>th</sup> line; insert “DES” following “NH”
- ✓ Page 5, D. 1. a., 6<sup>th</sup> line; clarify “equivalent”
- ✓ Page 5, D. 3.; move the language noted in letter “c.” to the end of the paragraph of #3
- ✓ Page 6, F., 1<sup>st</sup> line; strike “shall” and replace with “will”
- ✓ Page 6, F., 6<sup>th</sup> line; strike “and” following “,Board”
- ✓ Page 6, G., 1<sup>st</sup> sentence; review and revise language appropriately
- ✓ Page 6, G., 2<sup>nd</sup> paragraph, 1<sup>st</sup> line; strike “shall bear final responsibility” and replace with “is responsible”
- ✓ Page 7, 1<sup>st</sup> paragraph; review with counsel
- ✓ Page 8, I) Impaired Waters; include proper citation, strike “(known as the 303(D) list) and define “TDML”

Referencing page 4, viii., 11<sup>th</sup> line; “Note”, Mike Hodder asked if such is appropriate to include in a zoning regulation and asked who the note is addressed to.

Tavis Austin replied the regulations speak to the people/engineers implementing the stormwater management regulations.

Referencing page 9, u) Redevelopment, 10<sup>th</sup> line, Mike Hodder questioned the minimum threshold for applicability and asked if all redevelopment projects would apply for a waiver.

Tavis Austin reviewed the criteria for a waiver and noted the Board does not have to grant waivers. He stated there is a difference between disturbance and adding impervious surface and reviewed examples of such.

Kathy Barnard requested Tavis Austin to distribute the regulations to the Conservation Commission and Wentworth Watershed Association for review and comment.

The Board agreed to forward the regulations to a few applicants that would utilize the regulations for review and comment.

Tavis Austin asked if the Board would want him to provide an analysis relative to the Shorefront Residential District.

Vaune Dugan stated it would be useful to point out the distinctions.

## **V. Public Comment**

Richard Maase requested the Board forward the Stormwater Management Regulations to the Conservation Commission and Wentworth Watershed Association. He stated he provided comments to the proposed revisions and asked that such be forwarded to the Board; noting he compared the existing regulations with the proposed regulations. He stated he has concerns with waivers and applicability; noting the current regulations are triggered by a disturbance of 10,000 square feet however, the proposed regulations are triggered by Site Plan Review with a waiver option of disturbance for up to a full acre. He questioned the ability of the Board to grant waivers to the regulations and consistency of Board members and Town Planners. He asked what problem the Board is trying to solve.

Kathy Barnard requested the information be distributed to the Board.

VI. Other Business/Discussion

Approval of Minutes

April 20, 2021

**It was moved by Mike Hodder and seconded by Peter Goodwin to approve the April 20, 2021 Planning Board minutes as submitted. All members voted in favor. The motion passed.**

**It was moved by Mike Hodder and seconded by Vaune Dugan to adjourn the May 4, 2021 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.**

There being no further business, the meeting adjourned at 8:07 PM.

Respectfully Submitted,

Lee Ann Hendrickson