

Wolfeboro Planning Board
Regular Meeting
April 20, 2021
Minutes

The Planning Board members met in person, allowing the public to access and participate in the meeting via in-person attendance at the Wolfeboro Town Hall or via GoToMeeting through the login information: <https://global.gotomeeting.com/join/918242429>. Please call 603-569-5970 or email planningdiretor@wolfeboronh.us if you have questions or concerns about in person attendance.

I. Call to Order

Kathy Barnard called the meeting to order at 7:00 pm at the Great Hall in Wolfeboro Town Hall. A quorum was present. The Board was introduced. The Rules of Conduct for the meeting and hearings were reviewed.

II. Introduction of Planning Board Members:

Members Present: Kathy Barnard, Chairman, Mike Hodder, Vice Chairman, Brad Harriman, Member, Selectmen Representative, John Thurston-Member, Peter Goodwin, Member, Susan Repplier, Member, Julie Jacobs, Alternate Member (voting member in Vaune Dugan's absence).

Members Excused: Vaune Dugan, Member

Staff Present: Tavis Austin, Director of Planning & Zoning; Mary Jane Shelton, Recording Assistant.

III. Public Hearings:

Scenic Road Reconstruction – reclaiming pavement, adding gravel, replacing & upgrading drainage and removal of dead or dying trees then repaving on Stoneham Road (Cotton Mountain to Brookfield Town Line).

Kathy Barnard stated this hearing had been continued from April 6, 2021 to ensure that all parties had access to the plans related to this project. In addition, she informed attendees that Dave Ford, Director of Public Works, has conducted a site visit with the Tree Warden, Kirk Titus.

Brad Harriman recused himself due to a professional conflict with this project.

Dave Ford gave a presentation, detailing how issues brought forth about tree removal had been dealt with and the resolution arrived at. A total of 22 trees are now marked to be removed.

Peter Goodwin inquired if any of the trees being removed were ash trees affected by the ash disease. Dave Ford advised him there was only one ash tree which was being removed due to plow damage.

Mike Hodder requested clarification that the plans presented reflected the 20 trees currently scheduled for removal, and that was confirmed by Dave Ford.

Suzanne Ryan addressed the Board regarding her acceptance of the current tree removal plan. She also referenced a letter written to the Board (see attached letter dated April 19, 2021 from Eric Keim and Pamela McKittrick regarding increased road signage proposed as part of this project. She cited the scenic reference in the Master Plan, specifically "we need to maintain and protect our scenic roads and vistas." She then cited a prior road traffic survey and statistics on traffic accidents for the subject area and gave a comparison of the minimal road signage on College Road versus Stoneham and Cotton Mountain Roads. Specifically she expressed concern about the number of signs to be posted at the four-way intersection, requesting that the Board reconsider the number of signs proposed.

Dave Ford clarified the changes made to the proposed plan which eliminated some of the originally proposed signs- reducing the 4-way stop signs to 2-way; eliminating two of the curved road signs. There still will be one speed limit and two cautionary speed limit signs as well as the Brookfield Town signs.

Mike Hodder noted that jurisdiction over the appropriateness/necessity of road signs is the responsibility of the Public Works/Highway Department not the Planning Board. He further stated that Dave Ford has done a good job coordinating with the tree warden and public any concerns regarding this project.

Mike Hodder made a motion, seconded by Kathy Barnard, to give the Planning Board's consent to the Director of Public Works for the removal of 20 trees on Stoneham Road as shown on the plans provided. Kathy Barnard then requested a vote of members in favor of the Stoneham Road reconstruction project as presented. The motion passed with a unanimous vote.

IV. Public Meeting:

Heritage Commission presentation on Plan NH- Charrette Event

Maggie Steer gave an overview of the event planned for Fall 2021, tentatively September 24-25, 2021 and how the event will take place virtually. The event will most likely extend over a week period.

Julie Jacob inquired if there was a new contract with Plan NH and if there was any difference in cost as compared to the original proposal.

Mike Hodder also questioned if the cost would be less for a virtual charrette versus an in-person, as well as the effectiveness of such.

Maggie Steer gave an explanation as to how the hybrid virtual model may be a benefit to the whole process.

Anne Blodgett reinforced the need and benefits of proceeding with the hybrid charrette.

Mike Hodder inquired if there was an update from Plan NH on the Charrette to have been held in Tilton, NH recently.

Maggie Steer will inquire on the results of that Charrette and report back.

Mike Hodder asked that the Planner reconfirm the pricing of the Charrette in a hybrid form versus the original proposal.

Tavis Austin stated that the Town has appropriated \$6,000 for the Charrette.

Mike Hodder expressed his concern that the Town still receive the same value for the price agreed to.

Kathy Barnard made a motion, which was seconded by Susan Repplier, to move ahead with the Charrette as presented at the March, 2021 Planning Board meeting. The Board members voted unanimously to approve the motion.

Committee Reports:

Stormwater Regulation – Stormwater regulations were reviewed by John Thurston and Brad Harriman at the last committee meeting. Kathy Barnard and Tavis Austin will meet to review the proposed regulations.

Drive Thru Restaurants - Next meeting will be May 3, 2021 at the public library to address what information and how it will be distributed to the public in anticipation of the public forum to be held on July 8, 2021.

Filter Bed Road – John Thurston reported that the committee last met on April 8, 2021 and reconfigured the group with three new members and focused on comparison for uses in the Bay Street Limited Business and Pine Hill Road Development Districts. Next meeting is to be held April 22, 2021 in the Great Hall.

Lighting – John Thurston reported that there will be a new document for Board review. The next meeting is April 26, 2021.

Short Term Rental - Kathy Barnard reported that the committee will be meeting again at the beginning of May. The objective was to determine if regulation was needed and, if so, what that regulation could/would be.

Mike Hodder questioned whether the purpose of the committee was to determine if regulations were needed and not to propose actual regulation.

Kathy Barnard responded that the committee is still researching the issue and looking at what regulation are possible.

Peter Goodwin suggested that the committee make suggestions as to what regulations may be useful.

Susan Repplier reported on the committee's findings thus far based on public input and the committee's recommendation that some sort of regulation be drafted.

John Thurston further reported that the committee has heard from the Fire and Police Departments, Airbnb owners and other members of the public as well as looking at policies of other towns. The next meeting is scheduled for May 3, 2021. It was clarified that the committee will be only making recommendations and the Board will determine what regulations may or may not be implemented.

Conservation Subdivision Discussion:

Tavis Austin reviewed his Analysis of Conservation Subdivision Regulations (Article XXIV) which provides that the conservation subdivision regulations are an option for anyone proposing a subdivision but become a requirement when the subdivision is of a certain lot size or there is a minimum lot size with a certain parent lot size. There is a very arduous regimen of regulations, but no incentive to the entity proposing the subdivision nor a greater protection to the natural resources which are supposedly an inherent benefit to the nature of the regulation. He presented information demonstrating how less open space could be achieved under a conservation subdivision versus a traditional subdivision. Tavis Austin stated that there are alternative options for the Board to achieve its conservation goals and he can prepare a presentation for the Board outlining such.

Mike Hodder stated his position that the regulation is not being utilized as it was originally intended, possibly due to the restrictions contained therein and the lack of incentives. He would suggestion the Planner propose revisions to the current conservation subdivision regulation.

Peter Goodwin provided an example of a subdivision that took advantage of the Conservation Subdivision Regulations, however the land placed into the conservation easement was unbuildable wetlands. The developer got the benefit, and the Town is now responsible for maintaining the property placed into the conservation easement.

Tavis Austin gave an example of a formula used by other jurisdictions to determine the net buildable land prior to the design/approval of the subdivision. A discussion ensued as to other regulation issues related to this that may warrant revisiting. Tavis will be doing further research and developing a presentation for the Board.

Site Plan Regulations - Streets and Access (§ 173.20)

Kathy Barnard stated that when the parking ordinance was passed for the zoning regulations in March 2021, changes were made to the Streets and Access areas. The next step is to include these in the Site Plan regulations.

Tavis Austin advised the Board that the document presented to them represents the changes they had reviewed and approved prior and, at this time, is recommending that it now be set for Public Hearing on May 18, 2021.

Peter Goodwin brought up his issue with the language related to the distance of parking from the establishment. He further stated that despite its illogical nature, since multiple establishments can claim the same parking spots, it appears to work.

Mike Hodder made a motion, which was seconded by Peter Goodwin, to move these changes to Public Hearing on May 18, 2021. The motion passed by unanimous vote in favor.

V. Public Comment: None

VI. Other Business:

Review of Draft Minutes from April 6, 2021-Comments: first page under Members Absent, add "(excused)" after Peter Goodwin's name; second page under the motion for appointment of Filter Bed Road Committee members, correct name to Kirk "Beswick".

Mike Hodder made a motion, seconded by Kathy Barnard, to accept the minutes of the April 6, 2021 Planning Board as amended. All Board members, with Peter Goodwin abstaining, voted to approve the motion.

A discussion regarding appointment and notification of CIP members ensued. Kathy Barnard will notify appointees.

Mike Hodder suggested placing the Selectmen's appointment to the CIP on the Planning Board's next meeting agenda.

Mike Hodder made a motion, seconded by Susan Repplier, to adjourn the meeting. Motion was unanimously approved by all members.

Meeting was adjourned at 8:31pm.

Respectfully submitted,
Mary Jane Shelton
Recording Assistant

APR 19 2021

April 19, 2021

WOLFEBORO
NJNG DEPT.

To the Wolfeboro Planning Board

It has come to our attention that 8 additional road signs are planned for Stoneham Road between Cotton Mountain Road and the Brookfield line. We are writing to strongly oppose this plan. This is a very short stretch of road, and already there are three signs.

The current signage is in keeping with signage on Stoneham Road to Rt. 16. Wolfeboro's stretch is roughly .9 miles (Cotton Mountain Road to Brookfield town line) with 1 speed limit sign one sees when entering Wolfeboro and a two-sided town line sign. The stretch of Stoneham from the Wolfeboro line to Rt. 16 is roughly 3.3 miles with a total of 9 signs – 2 speed limit, 2 town line, 2 tractor, 2 curve, and 1 'slow, children playing'. You are proposing putting more signs on a .9 mile stretch of road than on a 3.3-mile stretch. And how many accidents have there been on the entire length to warrant this?

Stoneham Road is a rural, scenic road with very little traffic. At the speed one goes, curves are easily discernable and the side roads are easily seen. Additional signage will absolutely spoil the natural beauty of the road and divert attention from the scenic surroundings.

At the intersection of Stoneham Road and Cotton Mountain Road, a sign is needed, but only one sign, not four. From experience, we would guess that one would never have four cars at that intersection at the same time – ever. Why, then, spoil the rural character of the intersection with signs?!

Beautiful, unspoiled roads are becoming rarer and rarer. Please, please do not ruin this section of Stoneham Road with totally unnecessary signage.

Thank you for your consideration.
 ?----- q) - JJtC!

Eric Keim and Pamela McKittrick

515 Stoneham Road

Cc: Kathy Barnard

Mike Hodder

Vaune Dugan ✓

John Thurston

Peter Goodwin

Brad Harriman

Susan Repplier

Julie Jacob

David Ford

James Pineo



Cotton Mountain Church



Stoneham Road



Stoneham Road