

**TOWN OF WOLFEBORO
PLANNING BOARD
May 7, 2019
MINUTES**

Members Present: Kathy Barnard, Chairman, Vaune Dugan, Vice-Chairman, Mike Hodder, John Thurston, Peter Goodwin, Members.

Members Absent: Brad Harriman, Selectmen's Representative, Susan Repplier, Member, Dave Alessandroni, Alternate.

Staff Present: Matt Sullivan, Director of Planning and Development.

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Town Hall Great Hall.

I. Introduction of Board Members

Chairman Barnard introduced the members of the Planning Board and Staff.

II. Scheduled Appointments / Public Hearings / Public Forum

Sky Ridge Farm Condominium Association

Agent: Dan Coons, C.W.S.

Special Use Permit; continued hearing from April 16, 2019

Tax Map #188-63, Case #2019-07

Kathy Barnard noted the application was continued from April 16, 2019, there are 2 applications; however, the first will determine if the second will be heard. This was continued as Board members wanted to visit the site which took place at 6:00 PM this evening.

Matt Sullivan noted the application was accepted as complete.

Vaune Dugan stated upon visiting the site, the footprint of the garage in question was shown. The side setback and wetlands area were pointed out. Members looked at the walkway and trees discussed and felt the alternate locations are still a possibility. There is also concern regarding the handicap issue raised at the last meeting as the walkway appears to be falling apart and is clearly not handicap accessible. Some of the trees that were mentioned as being somewhat precious are actually dying or dead.

John Thurston agreed with Vaune Dugan and stated the steps leading to the subject's residence, tilt. All the railroad ties are tipped ahead, slanting downhill, and a person could slip off the stairs. The maple trees have either rotted holes or are broken apart and clearly dying. He suggested moving the building over 15 ft. He noted a question was asked at the site what difference it would make if the building went where it was proposed or to a changed location. The currently proposed building is 5 ft. away from standing water versus 15 ft. away if moved.

Peter Goodwin stated the desire is to construct something that is right at the edge of the wetland which raises concern if allowed; others will follow suit which ultimately becomes an issue surrounding enforcement. Placing it where it is less impacting is a much better approach.

Kathy Barnard noted visiting the site and felt there was more room to move it further to the left and reduce the impact to the wetland area.

Mike Hodder noted his concern for the handicap status of said application and the requirements of 175-10.C for an alternate location. Ultimately, if the applicant has a handicap which reduces her ability to get in and out of her

home safely and the siting of the garage would remedy that to an extent, he believes the Board could be accommodating based on handicap status. Although it is not required, it is reasonable in this case and does not feel it would cause issues with future proposals as this is specific to ADA requirements or handicap status.

Vaune Dugan asked Mike Hodder if a handicap person reasonably can't get to the garage down a very non-compliant step system, doesn't it kill the argument that the Board is making exceptions based on handicaps.

Mike Hodder disagreed it wouldn't kill the argument; the case would still remain that an accommodation could be made to allow the applicant access to the garage if between the house and the garage there is an obstacle course to be dealt with. The Board shouldn't need to concern itself if there is a smooth surface between point A and point B, but rather if allowing a building in point B would violate an ordinance if there is an acceptable or reasonable reason i.e. handicap.

John Thurston stated the question asked was whether or not the basis of the application was based on ADA access and it was not.

Mike Hodder replied it was not; they did not plead a handicap variance before the ZBA.

John Thurston stated based on the site walk, it wouldn't create a hardship to have the building moved over 15 ft. to move it out of the wetlands.

Mike Hodder disagreed based on the fact that he isn't the person dealing with the reduced ability.

Kathy Barnard stated based on what was presented by the applicant "if the ZBA does not approve the variance the only alternative would be to move this set of garages 20 ft. further along the barn driveway..." therefore, it sounds as though there is some thought to do that and believe that is a solution being submitted.

Peter Goodwin stated looking at the distances involved, moving it 15 ft. to the north west along the driveway adds about 25% to the distance. Therefore, it is not a huge change in the total distance you have to get to and it is on the flat as compared to coming down the stairs or from the house to the driveway.

Matt Sullivan stated he agreed with Mike Hodder's analysis.

Dan Coons stated there are new buds and growth on the trees, they are not dead yet. Impacts to the wetlands, would be 1/2 of a thousandth percent or less of impervious surface. Therefore, will not have any effect on wetlands or values. The applicant plans to rebuild the stairs this summer. He reinforced the ZBA did decide to allow a variance based largely on mobility issues of the applicant. Additionally, if moved the garages would be placed in front of the windows causing a visual issue.

Kathy Barnard asked if they considered moving them to the left 15 ft. or 20 ft.

Dan Coons replied the applicant has decided that is not acceptable.

Kathy Barnard questioned if that meant it's not acceptable to move it all or to consider moving 10 ft. or 15 ft.

Dan Coons asked the applicant to respond.

Robert Gillette, Board member of Sky Ridge Condo's, also an applicant for one of the garages, stated adding 15 ft. of distance adds 15 ft. of glare ice in the winter.

Kathy Barnard reiterated 10 ft. or 15 ft.

Robert Gillette replied 10 ft. had not been discussed but at 15 ft. it would block views. It is a fairly low-grade wetland and would occupy a small percentage of the drained area and feel strongly there is not another location for the garages.

Kathy Barnard opened the public hearing for comments.

John Thurston stated he has nothing against the folks there, all nice people, just has an issue with the plan. He agreed with Peter Goodwin regarding future applications and what this will open up if allowed. This is on top of the water, on top of the line, and doesn't feel Board members are doing their job if they fail to look out for areas that don't have a voice.

Kathy Barnard stated there are some clear alternate locations and the applicant has been asked to consider moving it without a specific distance and would feel more comfortable moving it out of the wetland area.

Mike Hodder stated he brought to the Board what he felt was a reasonable accommodation under ADA. It's an issue the Board should consider for the future and suggested putting it on the work session. Legislature saw fit to allow ZBA an additional reason to grant a variance based on a handicap access person. Although they have not done so with our Board, we are at liberty to allow for that which may require legal advice.

Kathy Barnard the Board is looking for a special use permit on the wetlands.

Mike Hodder stated he understood and what he did not hear was any strong argument for ADA access being necessary for the siting of the garage which he felt disappointing.

Vaune Dugan stated if it was moved over 10 ft. it would still require the ZBA exception that was granted, it won't be 5 ft. from the lot line it will 15 ft. which is still in violation. Thus, the ZBA will be recognized for granting some relief just as the Planning Board will as there isn't a design of the new walkway to know where it ends up, it's an unknown, and it's a choice. Therefore, is not in favor of granting this based on AD; no ramp is proposed, no design etc.

Peter Goodwin stated ownerships change and suggested this goes with the property forever which ultimately impacts how the zoning regulations are applied.

There being no comments or questions from the public, Kathy Barnard closed the public hearing.

It was moved by John Thurston and seconded by Kathy Barnard to deny the Special Use Permit for Sky Ridge Farm Condominium Association, Tax Map #188-63, Case #2019-07. John Thurston, Kathy Barnard, Vaune Dugan and Peter Goodwin voted in favor. Mike Hodder abstained. The motion passed. 4-1.

Sky Ridge Farm Condominium Association

Agent: Dan Coons, C.W.S.

Site Plan Review; continued hearing from April 16, 2019

Tax Map #188-063, Case #2019-08

Kathy Barnard noted the application was continued from April 16, 2019 and confirmed this will be for 1 garage not 2 as is mentioned.

Matt Sullivan aired caution and suggested the application be amended to be clear.

Kathy Barnard noted the application was accepted as complete at the last hearing.

Matt Sullivan stated the application should not be continued and suggested the applicant submit an amended plan for the June meeting for the 1 garage.

Peter Goodwin asked if it would be possible to bring back the new position for the garage.

Matt Sullivan stated the Special Use Permit deadline would not be met. However, could meet the Site Plan Review deadline if they choose to remove 1 of the garages.

Mike Hodder suggested the applicant return with an amended application for a Site Plan Review.

Kathy Barnard opened the public hearing for comments.

Robert Gillette asked what the deadline would be for an amended application.

Matt Sullivan replied the Site Plan application deadline would need to be submitted next Tuesday to proceed with 1 garage. If proceeding with both garages and potentially moving them 10 ft., the Site Plan Review and Special Use Permit would need to be submitted in June to be heard in July.

There being no comments or questions from the public, Kathy Barnard closed the public hearing.

It was moved by Kathy Barnard and seconded by Vaune Dugan to deny without prejudice, the Site Plan Review for Sky Ridge Farm Condominium Association, Tax Map #188-063, Case #2019-08. All members voted in favor. The motion passed. 5-0.

**Edward H. Morgan III, Diane M. Morgan & Justin Martin
Agent: Randolph Tetreault L.L.S.
Boundary Line Adjustment
Tax Map #203-37 & 38, Case #2019-10**

Randy Tetreault stated the parcel located at 18 King St. is a Boundary Line Adjustment Plan for Reconfiguration of Non-Conforming Lots. Lot 203-38 currently has 10,486 sf. with 168' of road frontage along King Street. Lot 203-37 currently has 2.08 acres and is land locked with no road frontage. The intent is to adjust the lot line to transfer 14,719 sf from lot 203-37 to lot 203-38, increasing the lot area to 25,205 sq. This will make 203-38 more conforming to the zoning requirements. The remaining lot area of 203-37 will be 1.75 acres with no road frontage. He noted a question raised regarding the flood zone which is a small portion of the lot in the rear and addressed said question via map.

Matt Sullivan recommended leaving the underlying zoning what it is (VR) and not set specific setbacks as part of any motion and felt the proposal to be reasonable.

Kathy Barnard noted concern for the setbacks listed in the Planner Review.

Matt Sullivan noted them to be incorrect; should be shown as VR setbacks.

Peter Goodwin questioned future construction; would it follow normal set back rules.

Matt Sullivan replied; Justin Martins lot would have to meet the setbacks. Due to no access on the Diane and Edward Morgan lot, construction is not a viable option but would be subject to whatever setbacks exist once it connects to utilities.

Randy Tetreault stated the following waivers requested: 174-7.B.D.h, 174-7.D.1-7, and 174-9A do not have any impact on this case.

It was moved by Vaune Dugan and seconded by Mike Hodder to grant the 3 following waivers: 174-7.B.D.h, 174-7.D.1-7, and 174-9A for lot boundary survey, site features, and soils survey respectively. All members voted in favor. The motion passed. 5-0.

It was moved by Mike Hodder and seconded by John Thurston to accept the application as complete. All members voted in favor. The motion passed. 5-0.

Kathy Barnard opened the public hearing for comments.

Matt Sullivan read the following 5 conditions of approval:

- 1) The following plans, as amended to the date of this approval, are adopted by reference as part of this approval:
Plan 1. Boundary Line Adjustment Plan for Reconfiguration of Non-Conforming Lots, Owners: Edward H. and Diane M. Morgan/Justin Martin; Project Location: 18 King Street, Wolfeboro, NH, 03894, Tax Map and Lots: 203-037 and 203-038, prepared by Norway Plain Associates, P.O. Box 249, Rochester, NH 03867, dated March 2019.
- 2) The applicant shall submit the mylar plan for recording at the Carroll County Registry of Deeds and be responsible for the payment of all recording fees.
- 3) The applicant shall be responsible for monumentation and the submittal of the Certificate of Monumentation and updated plans.
- 4) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 5) A final Boundary Line Adjustment Plan shall be submitted with an original stamp and date by a Licensed Land Surveyor with all granted waivers added as plan notes.

There being no comments or questions from the public, Kathy Barnard closed the public hearing.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Boundary Line Adjustment with the 5 conditions of approval for Edward H. Morgan III, Diane M. Morgan & Justin Martin, Tax Map #203-37 & 38, Case #2019-10. All members voted in favor. The motion passed. 5-0.

T-Mobile Northeast, L.L.C.

Agent: Hudson Design Group, L.L.C.

Site Plan Review; Add Antennas & Service Cabinet

Tax Map# 244-63-TR, Case# 2019-11

Kathy Barnard read the item into record and noted there was a need for a variance.

Matt Sullivan stated due to unforeseen events the ZBA was unable to hear this case, as a result a special meeting will be held May 20th at 7:00 PM. Typically the Planning Board will not view these cases until the ZBA action has occurred; however, its fully appropriate to consider an approval. He believes the Board should focus on the dimensional expansion, RSA 12K, tonight.

Adam Braillard stated the applicant proposes to modify the existing telecommunications facilities on the existing Town water tank by adding its panel antennas, a dish antenna and remote radio heads on the Water Tank at a centerline height of 65 ft., and by including the installation of an equipment platform at the base of the Water Tank consisting of radio and equipment cabinets. There are currently 3 other carries, we would be the 4th. The applicant's intent is to work with the Board and adhere to the ordinances. This will be exterior cabinetry not a prefabricated shelter; thus, reducing any impervious surfaces.

Kathy Barnard questioned if they are asking for waivers.

Adam Braillard confirmed they are not requesting any waivers.

Matt Sullivan noted the Town has worked extensively with multiple parties putting together this application. Onsite meetings have occurred, the water and electric department have been involved. This is being placed above grade and on pads. The application is complete.

Vaune Dugan questioned lot numbers.

Matt Sullivan replied this is on its own small square lot.

Vaune Dugan asked if there are 2 lots.

Matt Sullivan confirmed that to be a typo, it is a labeling error, it's 1 lot.

Kathy Barnard asked if the water tower is at capacity.

Matt Sullivan stated Dave Ford to be comfortable with proposal and the integrity of the tank with regard to this proposal.

John Thurston questioned the standoff brackets attached.

Matt Thurston replied there will be welds and understood the concern for how they will be attached.

Kathy Barnard questioned lighting.

Adam Braillard replied lighting will be motion censored only to be on when work is being done and it to be dark sky compliant.

Peter Goodwin questioned the maintenance of the vegetative screen.

Adam Braillard replied there won't be a need to remove any vegetation.

Peter Goodwin questioned if the trees grow or die off will they be replaced.

Matt Sullivan stated it's on the abutting property; therefore, the applicant can't be held to a condition if it became an issue.

It was moved by Peter Goodwin and seconded by Mike Hodder to accept the application as complete. All members voted in favor. The motion passed. 5-0.

Kathy Barnard opened the public hearing for comments.

Mike Hodder noted concern for RFE and the location to the Crescent Lake, the Middle School and High School.

Matt Sullivan read the following 5 conditions of approval, with edits to #'s 3, 4, & 5:

- 1) The following plans, as amended to the date of this approval are incorporated into the approval:

Plan 1.T-1 Title Sheet, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 2.GN-1 General Notes, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 3.C-1 Plot Plan, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St.,

Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 4.C-2 Enlarged Plot Plan, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 5.A-1 Compound Plan, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 6.A-2 Equipment Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 7.A-3 Ground Equipment Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 8.SN-1 Special Inspection Notes, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 9.S-1 Structural Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 10.S-2 Equipment Platform Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 11.S-3 Equipment Platform Ice Canopy Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 12.E-1 Electrical Details and Notes, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 13.G-1 Grounding Schematic, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 14.G-2 Ground Details, T—Mobile Northeast , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; Applicant: T-Mobile Northeast, L.L.C., 15 Commerce Way, Norton, MA Tax Map 244 Lot 063 Sub TWR prepared by Hudson Design Group, L.L.C., 45 Beechwood Drive, North Andover, MA 01845. Dated 03/25/2019

Plan 15.ALTA /ACSM Land Title Survey , Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; prepared by Holden Survey and Engineering., Dated 01/15/2015

Plan 16.ALTA /ACSM Land Title Survey Detail, Owner: Town of Wolfeboro, 84 South Main St., Wolfeboro, NH; prepared by Holden Survey and Engineering., Dated 01/15/2015

- 2) The applicant shall be responsible for the payment of all recording fees.
- 3) ~~Construction Observation Agreement shall be executed between the applicant and the Town's consulting engineer to review project work. All costs for construction observation shall~~

~~be borne by the applicant.~~

No construction or site work for the amended site plan may be undertaken until the preconstruction meeting with town staff.

- 4) ~~No construction or site work for the amended site plan may be undertaken until the pre-construction meeting with Town Staff.~~

All the documentation in the application package will be incorporated as part of the approval

- 5) ~~All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.~~

This approval shall be conditional upon the ZBA action related to the granting of three variance requests and any condition proposed therein. Any modifications to the proposed project shall be subject to further review and approval by the Planning Board.

There being no comments or questions from the public, Kathy Barnard closed the public hearing.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Site Plan Review with the 5 conditions of approval for T-Mobile Northeast, L.L.C., Tax Map# 244-63-TR, Case #2019-11. All members voted in favor. The motion passed. 5-0.

Green Mountain Realty, L.L.C.

Agent: Randolph Tetreault

Site Plan Review; Warehouse & Office Building

Tax Map #203-15, Case #2019-12

Kathy Barnard read the item to into record and noted this is a nonconforming site that is being brought into more conformance.

Matt Sullivan stated this is a specific provision under 145-3C that allows for change for a non-conforming use subject to Site Plan Review approval.

Randy Tetreault stated in 2018 the property was granted a building permit by the Planning Department to reconstruct the existing large building, bringing it into conformity with dimensional setbacks. The proposed use was personal storage and office space at that time. In late 2018/2019, it was clarified that the proposed use was for 2 office spaces and a storage area. As a result, this change of use triggers a portion of ordinance 175-43 (C). The prior lot coverage was 34,664 sq. ft. or 73% of the total lot area. The prior structures did not adhere to the building setbacks and there was no stormwater management. In 2018, GMR purchased the parcel, demolished the structure and cleaned up the site. A building permit was issued to construct an 80' x 60' heated storage building with an office, half bath, and mechanical room and now complies with Town setback requirements. The proposed lot coverage includes the potential future building pad and future pavement. Therefore, the proposed lot coverage is approximately 13% less than the prior lot coverage. Due to the decrease of impervious area, the runoff curve number will decrease resulting in a volume decrease of runoff from the site. Town water and onsite septic currently exist, and the septic was approved by the NHDES. Entrance will remain as is, the driveway is to be paved, and will be 24 ft. in width. The paved parking will include 6 spaces while 1 space be designated for handicap usage. There will be no business signs. Lighting will be down casted and not spill past the property line. The site will be landscaped with trees as shown on the plan.

John Thurston questioned the swale on the left-hand side of the property

Randy Tetreault referred to the plans and stated it is a general swale.

Matt Sullivan stated this is a challenging site, the buffering is odd but is improved to the lot and in conformance with the standards.

Kathy Barnard noted it is more conforming.

Matt Sullivan noted the importance of supporting improving conformity, does not recommend a security for this project, feels its compliant and represents a complete application.

Kathy Barnard questioned the type of storage.

Matt Sullivan replied it is internal storage.

It was moved by Mike Hodder and seconded by Vaune Dugan to accept the application as complete. All members voted in favor. The motion passed. 5-0.

Kathy Barnard opened the public hearing for comments.

Matt Sullivan read the following 8 conditions of approval and noted edits to #'s 8, 9 & 10:

- 1) The following plans, as amended to the date of this approval are incorporated into the approval:
 - Plan 1.**Cover Sheet, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 2.**Prior Features E-1, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 3.**Site Layout Plan C-1, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 4.**Grading, Drainage, and Utility Plan C-2, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 5.**Construction Details C-3, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 6.**Driveway Plan and Profile C-4, Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
 - Plan 7.**Lighting Detail, L-1 Green Mountain Realty, LLC., 38 Filter Bed Road, Wolfeboro, NH, 03894, Tax Map 203 Lot 015 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated April, 2019.
- 2) The applicant shall be responsible for the payment of all recording fees.
- 3) All final plans to be stamped by a Licensed Land Surveyor and Professional Engineer.
- 4) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 5) The approval is subject to the receipt of all federal, state, and local permits including Town of Wolfeboro Driveway Permit Approval
- 6) The plan set and plan notes shall be amended to include the standard parking space dimension of 9'x19'.
- 7) The proposed "Future" building site and paving are not incorporated as part of this approval and if proposed, shall require, at a minimum, further site plan review by the Planning Board.
- 8) ~~Installation of erosion control measures and inspection by the Town prior to any construction activities.~~

- Final letter of compliance with ADA to be submitted by the applicant.
- ~~9) The applicant's engineer shall submit a letter certifying compliance with the American's With Disabilities Act.~~
- ~~10) All parking lot signage, striping, and drainage improvements shall be completed within sixty (60) days of this approval.~~

Kathy Barnard noted this to be more conforming; the use is less intrusive, and the applicant did a great job cleaning up the site.

Peter Goodwin noted the drainage from the hill above was not well maintained and now there is better plan in place.

John Thurston agreed with Peter Goodwin.

There being no comments or questions from the public, Kathy Barnard closed the public hearing.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Site Plan Review with the 8 conditions of approval for Green Mountain Realty, L.L.C., Tax Map #203-15, Case #2019-12. All members voted in favor. The motion passed. 5-0.

III. Public Comment

N/A

IV. Action Items

**Alice Stedman 1989 Trust
Lot Merger
Tax Map# 134-3 & 133-20**

Kathy Barnard read the item into the record.

Matt Sullivan noted a challenge with the merger, Robies RV Park has condoized ownership within it, but the underlying lot of record is in fact owned in common with that adjacent lot; however, see no issue that would prevent lot from merger.

John Thurston questioned the history of the lots and why this wasn't done earlier.

Matt Sullivan noted the merger doesn't expand the use.

It was moved by Mike Hodder and seconded by John Thurston to approve the voluntary lot merger for Alice Stedman 1989 Trust, Tax Map# 134-3 & 133-20. All members voted in favor. The motion passed. 5-0.

CIP Appointments

Matt Sullivan noted the BOS have recommended Paul O'Brien as their representative for the BOS and last year the protocol was to formally appoint him after their recommendation.

It was moved by Kathy Barnard and seconded by Vaune Dugan to appoint Paul O'Brien as the Board of Selectman's Representative of CIP. All members voted in favor. The motion passed. 5-0.

It was moved by Vaune Dugan and seconded by Mike Hodder to re-appoint Kathy Barnard as CIP member. All members voted in favor. The motion passed. 5-0.

V. Communications & Miscellaneous

NHDOT Letter, dated April 12, 2019 - Matt Sullivan noted the letter is an informational letter addressed to the Board.

VI. Work Session

N/A

VII. New Business

N/A

VIII. Approval of Minutes

April 16, 2019

It was moved by John Thurston and seconded by Peter Goodwin to approve the April 16, 2019 Wolfeboro Planning Board minutes as submitted. Kathy Barnard and Vaune Dugan voted in favor. Mike Hodder abstained. The motion passed. 4-1.

IX. Planning Board Subcommittee Reports

N/A

It was moved by Mike Hodder and seconded by John Thurston to adjourn the May 7, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed. 5-0.

There being no further business, the meeting adjourned at 8:55 PM.

Respectfully Submitted,

Cathleen LaPierre

Cathy LaPierre

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