

**TOWN OF WOLFEBORO
PLANNING BOARD
May 21, 2019
MINUTES**

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

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

Staff Present: Matt Sullivan, Director of Planning and Development, Cathleen LaPierre, Recording Secretary.

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

N/A

III. Public Comment

N/A

IV. Action Items

V. N/A

VI. Communications & Miscellaneous

NHDOT Public Informational Meeting

Matt Sullivan stated NHDOT will hold a Public Informational Meeting to discuss rumble strips which will allow an opportunity for folks to provide comments and recommended attending.

John Thurston questioned what they wish accomplish.

Matt Sullivan replied the state would like input on resurfacing specific areas i.e. Rte. 28 as there is concern on reinstalling the strips.

John Thurston asked if the state is not planning on installing but if the public determines it's best will the state then proceed to install the strips.

Matt Sullivan replied he believed so.

John Thurston voiced concern for the strips as they hold water and damage the road.

Peter Goodwin stated he felt the strips weren't deep enough to cause damage.

Mike Hodder questioned if the Selectman have voiced their opinion.

Matt Sullivan confirmed they have not.

Vaune Dugan questioned specifics.

Matt Sullivan stated the letter does not say exactly what's proposed as it's an informational letter.

Peter Goodwin noted his concern if the rumble strips are removed; texting, distractions etc. and a person crosses the middle line.

Matt Sullivan stated the meeting is scheduled for May 29th at 6:00 PM, at Prospect Mountain High School Auditorium in Alton for anyone that can attend.

VII. Work Session

Review Permitted Uses in the Pine Hill Road Development District

Board Members agreed to the following changes:

§ 175-96. Permitted Uses

- Remove *Printing Plant* and *Community Services* and add *Business Services* and define more clearly
- Remove *Assembly Operations*
- Remove *Storage and use of heavy industrial or mechanical equipment, metal shops.*
- Remove *Laundries and cleaning establishments*
- Add *Heavy Equipment*

§ 175-96.1. Special Exception Uses

- Add *Assembly-Light* and include tiers
- Add *Laundry mats*
- Add *Contractor's Yard-Light* and include a better definition, i.e. noise control, damage etc. and add footnote
- Add *Industry* and define
- Remove *Kennels*

Review Filter Bed Road/Pine Hill Road Zoning (Opportunity for Transitional Zone)

Matt Sullivan stated it might be best to settle the permitted uses prior to discussing.

Mike Hodder questioned the need for a Transitional Zone

Matt Sullivan replied there might not be a need and would like to see the Pine Hill Road area or Bay Street Limited Business District extended.

Kathy Barnard noted extending Bay Street makes sense.

Review of Telecommunications (Personal Wireless Facility) Ordinance

Matt Sullivan informed Board members the Town's Personal Wireless Facility Ordinance is out of date, not compliant with the state or federal laws and stated the need to back off co-location until this is reviewed by legal counsel. Despite ordinance language, proper procedures are followed for co-location applications that do not involve substantial modification.

Wolfeboro Falls Crosswalk Removal

Matt Sullivan noted a BOS meeting will occur on 5/22/19 to discuss this and stated as part of the pavement resurfacing work on Route 28 in Wolfeboro Falls, NHDOT requests that the Town approve the consolidation of the three mid-block (3) crosswalks into one (1) crosswalk at the Bridge Falls Path Crossing with a Pedestrian Hybrid Beacon. Dave Ford is concerned for pedestrian safety and if this occurs what that might mean for other critical crosswalks in the South Main Street and Downtown areas.

Kathy Barnard also noted concern for Downtown.

Mike Hodder referred to paragraph 2 of the NHDOT letter and stated it explains the reason for the change.

Matt Sullivan recommended Board members attend the BOS meeting to voice any concerns.

Master Plan Public Hearing and Input Process

Kathy Barnard questioned if the June hearings will be held.

Matt Sullivan confirmed, and recommended hearings be set for June 18th at 7PM.

Mike Hodder stated the introduction still needs work, there are issues with the photos, and the document is in need of editing, i.e. pages 17 and 19.

Matt Sullivan stated he will meet with Mike Hodder separately to go over the introduction and make other necessary corrections.

Kathy Barnard questioned the format and if members were to make a short presentation to their chapter.

Mike Hodder suggested Matt Sullivan make a short presentation.

Matt Sullivan agreed and will present the entire Master Plan.

Kathy Barnard noted to emphasize all committee members have gone over the document.

Vaune Dugan recommended a session for public input.

Kathy Barnard agreed and suggested July to include summer folks.

Business Directional Sign (Wayfinding) Ordinance Update

Matt Sullivan stated the Wayfinding Sign Committee has developed a Draft Revision to the Business Directional Sign Ordinance based on further discussion, review of existing wayfinding sign permits, and an inventory of existing wayfinding signage and locations. He noted the draft is currently being reviewed by Town Counsel.

PlanNH Charrette Discussion

Matt Sullivan stated the Planning Department is developing a program application to an organization known as PlanNH that conducts planning “charrettes” across the State of NH. The charrette focus on opportunities and issues unique to each community. The general focus are parcels in the Railroad Station, Lehner Street, and Foss Field area.

Susan Repplier referred to the map provided and questioned if expansion could include lots 8 and 9.

Matt Sullivan stated that could be a possibility.

Susan Repplier asked if the report includes recommendations.

Matt Sullivan replied, yes, they will advise of what may work and the team looks at and makes recommendations.

Vaune Dugan questioned if town property will be highlighted.

Matt Sullivan responded yes, and a new map will be provided.

Impact Fee Study Review and Conservation Subdivision Ordinance Review

Matt Sullivan stated he is requesting the Board allow him to obtain an estimate from BCM Planning to update the Impact Fee Ordinance in 2020. There has been significant discussion about the relevance and need for an

impact fee based on current demographic trends and housing market issues; therefore, seeks recommendations for potential adjustments.

Vaune Dugan questioned where the money goes, how it's used and accounted for.

Matt Sullivan responded the money goes directly to the school for the bond, will seek counsel and return to the Planning Board with more information.

VIII. New Business

Kathy Barnard stated she would like to appoint a new member, Mike Hodder to CIP.

Matt Sullivan stated he confirmed meeting with Charles Sumner who would also like to be involved.

It was moved by Peter Goodwin and seconded by Vaune Dugan to appoint Mike Hodder as second Planning Board Representative to CIP. Kathy Barnard, Susan Repplier, and John Thurston voted in favor. Mike Hodder abstained. The motion passed. 5-1.

It was moved by Kathy Barnard and seconded by Mike Hodder to appoint Charles Sumner to CIP. All members voted in favor. The motion passed. 6-0.

IX. Approval of Minutes

May 7, 2019

Corrections: Page 3, paragraph 8, strike "AD" and replace with "ADA"

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the May 7, 2019 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed. 6-0.

X. Planning Board Subcommittee Reports

N/A

It was moved by Kathy Barnard and seconded by John Thurston to adjourn the May 21, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed. 6-0.

There being no further business, the meeting adjourned at 9:06 PM.

Respectfully Submitted,

Cathleen LaPierre

Cathy LaPierre

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