

**TOWN OF WOLFEBORO
PLANNING BOARD
December 18, 2018
MINUTES**

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

Members Absent: Brad Harriman, Selectmen's Representative, John Thurston, Member, Dave Alessandroni, Tom Brown, Alternates.

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. Public Comment

N/A

III. Scheduled Appointments / Public Hearings / Public Forum

N/A

IV. Action Items

Kagee Properties, LLC

Lot Merger

TM #126-2-1, 2, 3, 4

Matt Sullivan noted the merger is for the sublots only; 126-002-001, 126-002-002, 126-002-003, 126-002-004. This is unique due to being a condo/multifamily building. They are attempting to dissolve the condo association and merge the lots which in this case are the units themselves. Council was approached/comfortable with the merger and this will not create any non-conformity. The only change relates to the form of ownership.

Susan Repplier questioned if that meant they will all become independent.

Matt Sullivan replied, no, they will be under one owner.

Susan Repplier confirmed, 4 units, not condos.

Matt Sullivan replied yes, that's correct, it will turn into a more traditional multifamily.

Mike Hodder stated the condominium was set up by a ZBA, grant of a variance in 1980 and questioned if this was brought to the right Board to dissolve a variance.

Matt Sullivan replied this won't impact this application; when you go to the ZBA you abandon the variance.

Mike Hodder asked for clarification if this was the proper way to abandon a variance.

Matt Sullivan replied it is.

Kathy Barnard asked if that should be included in the motion.

Matt Sullivan replied no.

It was moved by Peter Goodwin and seconded by Mike Hodder to accept the lot merger for Kagee Properties, LLC TM #126-2-1, 2, 3, 4. All members voted in favor. The motion passed.

**Citizens Bank
Release of Financial Security
TM #217-082, Case #2016-19**

Matt Sullivan recommended a full release of the security plus interest, the initial security being \$136,477.00. The reason for the large amount pertains to not allowing reductions of security until the plantings had survived for a period of 1 year. The year has passed being it was December 14th and the site is now constructed appropriately after some issues with foundation/sewer/storm water drainage. One final note, we required a landscaping contract be submitted due to concerns regarding the landscaping as it was not maintained.

Mike Hodder noted John Thurston was concerned with regard to the landscaping.

Matt Sullivan agreed, and stated John Thurston walked the site with him and his concerns were addressed.

It was moved by Mike Hodder and seconded by Peter Goodwin to approve the Bond Release of \$136,477.00 plus interest for Citizens Bank, TM #217-082, Case #2016-19. All members voted in favor. The motion passed.

**Pine Hill Road Storage
Release of Financial Security
TM #190-20, Case #2018-08**

Matt Sullivan stated the project was brought forward earlier this year, the reason it is back for release of financial security is due to the simplicity of constructing self-storage buildings. There was some back and forth with the property owner regarding a light/dark sky compliance. If the light is an issue with the Board, the owner agreed to remove it.

Kathy Barnard asked if it was not dark sky compliant.

Matt Sullivan replied he believed it is; however, did not receive a photometric plan for the fixture so there is no proof that it is dark sky complaint.

Vaune Dugan questioned if it's similar to others on the lot.

Matt Sullivan responded yes.

Mike Hodder asked if it was a flood light and if it shines up or down.

Matt Sullivan replied down.

Mike Hodder questioned why that was not considered dark sky compliant.

Matt Sullivan stated he believed it's very close the property line; therefore, he questioned whether it would be an issue.

Mike Hodder asked if the property will be before the Board at the next meeting.

Matt Sullivan replied the adjacent property will be discussed at the next meeting.

Kathy Barnard asked if it was a motion censored light.

Matt Sullivan stated he wasn't certain and would look into.

Peter Goodwin asked if it would be easier to get the light removed as the Board makes the approval or is it going to be at some subsequent date.

Vaune Dugan asked why it needs to be removed.

Mike Hodder suggested disconnecting it, releasing the security and deal with the issue subsequently.

Matt Sullivan read the letter to the Board.

Kathy Barnard stated it needs to be deemed dark sky compliant.

Mike Hodder stated to have the light removed or permanently disconnected but it should not stop the release of security.

Matt Sullivan stated he will make it clear to provide information stating the light is dark sky complaint. He recommended the full release, minus \$450 based on the 25% holding for a period of a year which was discussed with the owner who was comfortable with this condition. He noted interest will be returned at the full return period.

It was moved by Mike Hodder and seconded by Vaune Dugan to approve the Bond Release of \$27,154.22 less \$450.00, not to include interest for Pine Hill Road Storage, TM #190-20, Case #2018-08. All members voted in favor. The motion passed.

V. Approval of Minutes

December 4, 2018

Corrections: Page 1, 2nd sentence from the bottom, strike opposed

It was moved by Mike Hodder and seconded by Peter Goodwin to approve the December 4, 2018 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

VI. Communications & Miscellaneous

N/A

VII. Work Session

Wolfeboro Car Wash

- Plant street trees instead of property boundary line trees if property owners agree
- Obtain a variance/waiver/site plan amendment if needed
- Matt Sullivan will work with the property owner to allow for release of security

Revised PHRDD Map/Proposal Review

It was moved by Peter Goodwin and seconded by Vaune Dugan the blue areas noted on the map be included as part of the proposed parcels for Pine Hill Road Development District. All members voted in favor. The motion passed.

Matt Sullivan noted according to the statute only the new property owners to be added in will be noticed; existing owners do not need to be noticed.

It was moved by Peter Goodwin and seconded by Vaune Dugan to notify the abutters for rezoning applications with a boundary change. Susan Repplier and Kathy Barnard voted in favor. Mike Hodder abstained. The motion passed.

Non-conforming Structure Revision Review

The Board agreed to the changes to the 2019 Zoning/Site/Subdivision List

Future Land Use Chapter/Master Plan Next Steps

- Correct “Can Perry” to “Ken Perry”
- Advertise/reach out to the public via press release, Facebook and town website
- Timeframe is February to April
- 1-2 meetings per week to start
- Potentially 2 to 2 ½ months’ worth of work
- Post a notice to submit by January 10th
- Work on purpose statement

Petition Warrant Article Review

Business Directional Signage

- Public Hearing will be January 22nd
- This opens up the ability to have off site signs for business on private property upon approval
- Notices must be in for the meeting by January 4th

Pine Hill Road Development

- Public Hearing will be January 22nd

VIII. New Business

N/A

IX. Planning Board Subcommittee Reports

N/A

X. Nonpublic Meeting

N/A

It was moved by Peter Goodwin and seconded by Vaune Dugan to adjourn the December 4, 2018 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:40 PM.

Respectfully Submitted,

Cathleen LaPierre

Cathy LaPierre

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