

**TOWN OF WOLFEBORO  
PLANNING BOARD  
August 21, 2018  
MINUTES**

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

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

**Members of the Public:** Please see attached sign-in sheet.

*Chairman Barnard opened the meeting at 6:30 PM at the Wolfeboro Town Hall Great Hall.*

**I. Master Plan Update Forum**

The Board held a forum to update the public on the status of the following Master Plan subcommittees; Economic Development, Natural Resources, Community Facilities, Public Infrastructure, Energy, and Arts and Heritage.

Matt Sullivan read the purpose statements for each of the above noted chapters and provided a brief overview of the process as shown in the attached powerpoint.

Attendees moved from Committee table to Committee table with the comments from those sessions attached.

There being no further business, the meeting adjourned at 8:21 PM.

Respectfully Submitted,  
*Matt Sullivan*  
Matt Sullivan

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

## Wolfeboro Community Forum #3 Comments

### Public Infrastructure Major Findings

- Desire for strategies to improve energy efficiency of water and sewer systems
- Concerns over public water source: pollution, quantity, quality, stormwater runoff, etc.
- Other items mentioned- expanding broadband to underserved areas, preparing for increasing frequency of severe weather events, and stewarding the town's transportation infrastructure (roads, sidewalks, etc.)

### Public Infrastructure:

- Must protect water sources; stormwater drainage crucial
- Kudos on work on water loss
- Strategic parking lots with trolleys
- Expand town docks to adequately meet demands of boat traffic on a summer weekend day
- Continue to take care of roads and institute a plan for them all
- Think of ways to make sewer and water systems as energy efficient as possible
- Is there enough water?
- Is there movement toward aquifer management/mapping and protection?
- Drains in downtown Wolfeboro need to be labeled "drains to lake"
- To go along with net zero energy goals and infrastructure and keeping our roads pretty, could there be a focus on having town lights that point down to decrease the light pollution? Even community initiatives to mask dock lights would greatly enhance the night sky. Ideally aiming toward a dark sky site would be a tremendous selling point for vacationers year-round.
- Has anyone considered a large, public parking lot on the edge of town with well-marked sidewalks into town like many English towns? Perhaps college students/teenagers could shuttle people into town on golf carts during peak summer months. Also- could any lighting at any new parking lots please be pointed down to keep light pollution under control?
- When might the drains in town be labeled as "drains to the lake?"
- Infrastructure financing plan- department of environmental services has a new application process to help finance public infrastructure from a large public fund created from a court award from Exxon suit NH won (\$400 million) to be used partially to fund local initiatives for water related source development, sewage, etc.
- Think about incorporating energy efficiency- water and sewer are the top 2 energy uses in town
- Please consider the latest research on the increase in more extreme weather events and precipitation. We need to plan for 1000-year weather events and more precipitation events with extreme water and droughts. It will save/prevent future headaches.
- What improvements in energy efficiency can be made in the next 10 years?
- Need to focus on areas of town that are underserved by broadband
- Keep growth controlled so we don't exceed our resources
- Town docks too far out
- We can't handle it all
- Water supply- be careful about over extending
- Please look at other alternatives than a rotary; the unintended consequences beyond a traffic analysis could be significant
- Not in favor of a rotary
- With the unknown of the RIB (Rapid Infiltration Basin) cost and success – even the smallest expansion in the next several years of housing and commercial development does not make

sense; only on paper, not actual building. No conference center! Cost for sewer over weight expansion.

- Most landing docks need to be upgraded, narrowed, and lengthened.
- What is the status on the public access to Rust Pond Camp?

### Natural Resource Protection Major Findings

- Invasive species is an important issue to address in the chapter.
- Restrict development on class 6 roads.
- Protect contiguous rural green space in town.
- Encourage native plantings and trees on the lake and in other areas of town during development process.
- Devise ways zoning can play a role in achieving vision for natural resources protection.

### Natural Resource Protection:

- Increased use of all beaches needs to be addressed.
- Fireworks prohibition needs to be enforced.
- Aquatic invasive signs like Maine for boat care to prevent invasive species.
- No house development on class 6 roads.
- Agriculture: “the town needs to encourage people to continue to produce these products, add something about town policies that support existing agriculture and encourage more agriculture.
- Protecting our forests- add something on invasive plant species.
- The purpose of the committee seems too narrow. Our natural resources are our economic engine and if they aren’t protected they will be no quality of life- *I agree!*
- Establish a set length for allowing building on a class 6 road to preserve unfragmented land and not cause premature development. 600’ is a standard for dead end road for safety.
- One of the most important sections of the 2007 master plan was the emphasis on protecting large, undeveloped parcels of land- especially those blocks with “landlocked” lots. Please don’t lose this. If anything, strengthen that language. Reduce fragmentation by stiffening restrictions on class 6 road development. Large lots, restricted development, and steering away from the suburbanization of Wolfeboro can help preserve the rural and scenic character of the town. Don’t over develop or over-improve our rural roads.
- Increase lot size in North Wolfeboro area from 5 acres to 10 acres. Cluster off Brow Ridge Road is a failure. They are isolated. It was premature; good example of what should not happen.
- Make Winnepesaukee, near Wolfeboro, more Squam-like. Add more trees along the water vs. monster houses (e.g. Wolfeboro Neck, a new huge estate has taken down more than 100 trees and made a “gated community/compound”)
- Do not grant building permits for structure on class 6 roads.
- To the extent possible, have the master plan reflect a desire to encourage native species in our forests and waterways. By extension, we should support efforts such as the Lake Host program which keeps invasive species from becoming established. Species of current concern include milfoil, rock bass, bittersweet, burning bush, and knotweed. There are others. This could perhaps be dealt with a line in the plan.
- Fireworks- more needs to be done to completely end unpermitted, random fireworks
  - o Signs at town lines
  - o Permitted folks need to be required to notify when and where to public
  - o Why: known polluter of wetlands, disturb nest birds and wildlife, PTSD trigger, causes fires, #1 lost dogs cause

- Label storm drains- downtown- drain to lake
- Groundwater protection- “policy” by any other name
- Suggestion #2 concerning regulations that protect water quality- please add etc., or any business that takes water from the lake and sells it at profit (i.e. tree services, golf courses)
- Please, please get some zoning laws in this town that give teeth to all the great ideas about what we want in the future. Been here 20 years as resident in summer (own a home) and now full time- the lack of zoning is horrible and takes away from the ability to keep town character and protect resources!
- Your recommendation says, “local agriculture products are of economic importance.” Why does Wolfeboro not have a community garden for its citizens to use (such as the one in Tuftonboro)? I think we deserve such a resource in a town with such high property taxes on the lake.
- Take one if you wish. We didn’t point “lots” and this will be available online.
- I’m concerned about the amount of impermeable surfaces in downtown. Would love to see new or upgraded development encouraged (or mandated) to improve permeability as part of their plan or at the very least, minimize impervious surfaces.
- Class IV Roads, development means subdivision- apparently not; Board of Selectmen issuing one building permit for one existing parcel. – **Steve- do you know how to say this in a better way?**

### Economic Development Major Findings

- Concern over large box stores, big hotels, and expansion of commercial activity on Route 28.
- Strong desire by some for architectural standards to protect historic character of Wolfeboro.
- Encourage reuse of historic buildings for business development.
- Encourage an active, vibrant downtown by encouraging creative, small businesses and by investing in the public realm (sidewalks, events, block parties).

### Economic Development

- I am all for economic development but do not think we need a conference center. We do need to support the businesses we have and fill all the empty buildings around town. I don’t want to see a Marriot in town.
- The business areas on center street and bay street have never been attractive for pedestrian traffic. Both areas need safe sidewalks and attractive plantings to encourage pedestrian traffic to those businesses. The only time Center Street is “beautiful” is when the white lights are on the trees in winter.
- I have a store front on Main Street, Wolfeboro. I know there are many other store fronts and businesses in that immediate areas that struggled to be a year-round business. It is my hope that future plans for an expansion beyond our downtown area consider the fact that large “box” stores and chains may affect our businesses financially. People have said how “quaint” our town is- chains, major hotels, box stores takes away from this. Also, as someone who uses the walking/bike path regularly, I am concerned about the natural resources being affected on that Route 28 strip. Thank you- Barbara- The Art Place
- We desperately need:
  - o Overall vision for what we want Wolfeboro to be- our character and natural resources are everything
  - o We need zoning law to put teeth into everything we saw we want Wolfeboro to be
  - o There should be a downtown plan

- Do not rezone route 28 and keep it residential- work harder on zoning to make it more attractive.
- We need architectural standards for the town. What a missed opportunity for the library- addition could easily have been a charming, consistent view of “Old Wolfeboro” and is instead a brick façade with modern windows.
- And the thought that we could have had a dollar general downtown makes me want to sell our home and move to Maine! Please wall in our character and charm and natural resources!
- Wolfeboro needs to “keep” its downtown. Alton and Ossipee do a great job of “hosting” big stores. We don’t need them in town if they are only 10 miles away.
- There should be an economic vision. And then the development of goals. The vision should support what is already good here.
- I oppose Route 28 Center Street rezoning to allow big businesses. Reasons expressed already. Support architectural regulations.
- Encourage rehab and reuse of historic buildings that contribute to the character of the town. Use existing incentives like RSA 79-E.
- Relax or waive building code requirements whenever possible.
- Delineate “heritage district” downtown where there are more incentives for bringing in new businesses to existing spaces.
- Add free design assistance and guidance along with adopting architectural standards. Set standards for new construction that will uphold existing character.
- No hotels over 50 rooms! That breeds chain hotels that changes character of our special town. Preserve our existing assets and don’t encourage growth beyond our resources.
- No conference center in this day and age. We have what we have- no conference center. We don’t have the demand for it.
- No rezoning of Route 20/Center St!!!
- Periodic closure of Main Street as a promenade approach- block party, open house approach to downtown
- Encourage skill development – GALA partnership- get local experts to teach the young
- Regulations control growth for the greater good of the community!
- Key issue to frame all of the committees- what is the vision for Wolfeboro? 5-10 -20 years
  - Need a context- year-round? Growth of x? vibrant businesses create Wolfeboro as a destination?
  - Define key values fundamental to Wolfeboro
    - Water, water quality= raison d’aetre
    - Look and feel of town preserved = architectural standards
    - Destinations- attract businesses but what kind?
- The cost to install sewer up Route 28 is not equal or near the return in the dollars from commercial development- maybe in another 20 years. Pie in sky to plan now to develop Route 28.
- Make existing Wolfeboro buildings that are derelict into new opportunities for business.
- Help new, young business owners get started!
- Encourage re-use and renovation of neighborhoods downtown.
- Lehner street section is a cool place to hang out. Burnt Timber Tavern. Brother’s Gallery. Help make more areas like this.
- Encourage youthful businesses! That will appeal to young families and residents. Tasteful. Aligned with artsy, creative, rustic feel of the town.

- Get rid of the fifty-room hotel limit. Work with the Governor's office on expanding employment opportunities and attracting new businesses. Expand Route 28 corridor to put more businesses in that area.

## Arts & Heritage Major Findings

- Desire for a more coordinated approach to promoting arts/culture/heritage promotion of businesses, events, activities, etc. for local economic growth and community value.
- Desire for more partnerships between local organizations, volunteers, and town in these efforts.
- Build social capital- encourage/promote civic engagement, gatherings, socializing, etc. through arts and culture activity
- Beautify the downtown with art, plantings, color, etc.

## Arts and Heritage:

- Men's Shed: Older men are among the most isolated of all groups. There's a movement to provide a place for woodworking and other crafts which turns into a social gathering place to hang out, talk, play cards, etc. It seems to work.
- What is Wolfeboro's character? Define what to preserve- is it key views? Views from the water? Key corridors? Main Street?
- Please connect with Village Players Theater to help promote their shows and movies. Need a calendar and arts news on web site. Also Kingswood Theater Program.
- I would love to be on the committee referenced that will one day look at things like plantings, trees, how things look, we need more than volunteer efforts by our wonderful garden club to volunteer. I've been a 20 year summer resident and have become a full time resident this year.
- How can you "keep the character" without an architectural review board? Increase the teeth to hold businesses accountable for building in character with historic nature of town. Planning board needs to implement this! Please let me know when there are Planning Board meetings open to the public to address this!
- Need an assessment of the need for more arts and culture in town.
  - o Do we need art classes? More exhibit space?
  - o A local arts newsletter?
- Clarify roles of Historical Society and Heritage Commission and provide funding to both.
- Create local downtown historic incentive zone. Give awards for beautification.
- Energy chapter is looking at promoting walking/biking areas around town. Perhaps an opportunity to work together.
- Needs more events for families and for young kids.
- Hold a volunteer clearing house- non profit fair for volunteers
- Enhance street life- Main Street
  - o No cars, block off street- Block party/promenade
  - o Arts and music fair
- Arts and music promotion- to increase fathering possibilities
  - o Tie all our strengths together like Tamworth and Portsmouth
- Maximize what we have – front door at Great Hall
- Promote kids' activities. Rec Department is another planet and very rigid.
- Historical Society needs to be better integrated.
- Promote architectural functional reuse more easily for downtown buildings.
- Gateway beautification- power line improvement

- All season activities- promoted via interactive community calendar
- Use retiree talents- find a way to share those- maybe GALA joint venture on talent sharing
- Ideas and feedback
  - Include painters on listing
  - Way to support/display local artists:
    - Arts festivals
    - Holiday fairs more affordable
    - Include more venues/artists on list
    - Put ads in GNS/FB to recruit artists
    - Autumn Fair- better advertise at the barn
    - Develop more of an outreach goal outside of Wolfeboro
    - Advertise all arts festivals on FB
    - Make a google map- master plan link to it
  - Garden Club
    - Include them in more decisions
    - Decorative flags from local artists instead of American flags
    - Ask Rebecca Carter from Branch and Bloom for help
    - Perhaps have a garden tour through Wolfeboro
    - Define downtown as a historic district for preservation
  - Develop a 5-panel leaflet for Wolfeboro tourists
  - Have more collaboration re: competing events, even across towns
  - Need one central resource for stuff going on
  - Find a town position for coordination of events through user fees
  - Promote local events more with brochures
  - Keep Wright/Libby open for schools to use
  - Utilize rooms in the new library for gatherings
  - Bring back a movie theater- either village players or town hall
  - Maggie Steer- working to categorize Wolfeboro as a historic district to get government funding for burying powerlines
  - Adopting strict architectural standards
  - Look into Littleton and how it promotes itself
  - Evening activities- keep places open
  - Have a Wolfeboro events calendar
  - Have a monthly block part with street performers in the summer
  - Historical Society- event space?
  - Volunteer clearing house to tap into the skills of our residents i.e. retirees

## Community Facilities Major Findings

- Architecture of community buildings should match character of other structures in town.
- Incorporate energy efficiency into community facility design.
- Consider creative uses of community facility spaces.

## Community Facilities:

- When the town puts some of these new buildings into place – like new community center – they should also be architecturally in keeping with what fits with the town. The library was a missed opportunity to put a face to the street that looks like a historic building but is energy efficient. Wolfeboro should have the goal of spending our taxpayer dollars on town/community buildings that add architectural value and are still functional. We need an architectural review board/rules that are adhered to. Until then, every group/business will put up whatever they want.
- Mast landing mooring: we need 20 new slips. An island resident.
- Mast landing: car parking is OK especially if other town lots [nearby] are advertised. Town docks there should be reconfigured, narrowed and lengthened because of bigger boats and increased use. Becky A., an island resident.
- Develop a master plan for re-use of the area currently occupied by the sprayfields. The proximity to Abenaki ski area and Pop Whalen makes the area particularly well suited for recreation. This is related to CF-12.
- Who maintains Cate Park? It is way overgrown and needs to be renovated/redesigned. Way too many evergreens.
- The power house could be leased for commercial use retail or gallery.
- Enhance facility or sell it.
- Facilities manager a must.
- Community Ctr. Important for Seniors.
- Hoping that any future buildings will consider and be in keeping with the architectural “looks” of our existing downtown area. Considering what has been done with the Pickering House, restoring and improvement on what we have to me is key.

## Energy:

- Promote and incentivize residents to install solar (Cate Poole, 2 Autumn Lane, 515-9908, poole@gme.com We are installing a 12 kW solar array at our house in September.
- In 2012 study it was recommended that the town create an energy manager position. Is this been looked at as a way to keep up with the energy trends and innovations?
- Bury the wires in town
- Great Ideas. Please consider alternative to putting solar panels on open fields The land has to be graded under an array. Soils are removed. The land can never be used for natural purposes or agriculture.
- E mail the 8/20/18 handout to RhoniHarding@aol.com
- Promote conservation/efficiency thru planned solar/wind/thermal projects. Are there areas available for solar or wind farms? Should there be? If so what should they look like?
- Energy audits availability via electric company- partner with Eversource?
- I would be interested in joining the Energy Committee. We recently moved to Wolfeboro from Tuftonboro. I am a retired electrical engineer and retired attorney (Virginia and DC ). In Tuftonboro I was a member of the newly formed energy commission. I have published articles on energy use in New Hampshire.



**TOWN OF WOLFBORO**

**MASTER PLAN UPDATE**

**08.21.2018**

# OUR AGENDA

- Introduction
- Committee Breakout Sessions
  - 10-15 Minutes at each table
    - Presentation of Chapter Work
    - Discussion of Purpose, Goals, Recommendations

**Attendees should visit all six (6) tables**

# WHAT IS A MASTER PLAN?

- **What does the community look like today?**
- **What is happening in the community?**
- **What will happen in the future?**
  - **Projections of future conditions and needs**
- **What is the vision for the future?**
- **How do we get there?**
  - **Goals**
  - **Recommendations**

# 2018 MASTER PLAN SUBCOMMITTEES

- **Housing, Population, Economic Development**
- **Natural Resources**
- **Energy**
- **Transportation and Public Infrastructure**
- **Arts and Heritage**
- **Community Facilities**

# CHAPTER SUBCOMMITTEES

- *Review and Analysis of Data/Information*
- *Identifying Goals*
- *Identifying Recommendations and Actions*
- **Revise and Refine Chapter**
- **Recommend Chapter to Planning Board**

# 2018 MASTER PLAN SCHEDULE

	January	February	March	April	May	June	July	August	September	October	November	December	January 2019	February 2019
Chapter Subcommittees Convene			Yellow	Yellow										
Chapter Development				Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow				
Drafts of Chapters due to Planning Board									Green	Green	Green			
Future Land Use Chapter Drafted										Green	Green	Green	Green	
Chapters Reviewed and Finalized										Green	Green	Green	Green	
Public Hearing/Adoption													Green	Green

# PURPOSE STATEMENTS

# NATURAL RESOURCES

*The abundance of natural resources plays a major role in the quality of life in Wolfeboro. Both residents and visitors appreciate and enjoy the natural beauty and recreational opportunities provided by these resources. It is therefore imperative that these natural resources are preserved for all to enjoy.*

# **ECONOMIC DEVELOPMENT**

***The Town's economic development policies must consider the importance of the Greater Downtown Area as the center for economic, civic, cultural and tourism activities while equally considering the high value placed on protecting the area's natural, physical and historic features as well as the pedestrian nature of the area. Encouraging the expansion of existing businesses and supporting in fill development would meet this purpose.***

***The opportunities for more economic growth with year-round employment such as health service related businesses, educational institutions, light industry and other businesses should be considered in identifiable developable areas.***

# ENERGY

***The Wolfeboro Energy Chapter for 2019 - 2029 provides a blueprint for a forward-looking energy future that takes changing technology and best energy practices into account as the town's economy, environmental conditions and energy needs evolve. It offers a path to ensure a reliable and efficient energy supply while striving to reduce costs.***

# **PUBLIC INFRASTRUCTURE**

***The Town strives to design, build, and maintain the best infrastructure possible. It will commit to finding fiscally and environmentally responsible ways to manage its infrastructure, always mindful that it has a direct effect on our lakes, economy, and the character of Wolfeboro. The Town must develop and implement proactive asset management planning and capital reserve funding strategies in order to ensure its infrastructure remains dependable and innovative.***

# ARTS AND HERITAGE

***Our purpose in writing this chapter is to establish arts, culture and heritage priorities for the town and to provide guidance to departments, other boards and commissions, and community organizations who can work together to accomplish these goals.***

***This is a document that should reflect our unique and cherished history, heritage, and the power of the arts to humanize. It should acknowledge the influences of 21st century life, ideas and technology, and offer a road-map to integrate the past and present. Our intention is to enhance the positive impacts of arts, culture, and heritage, both town wide and on a regional level, to strengthen our community and enhance its economic viability.***

## COMMUNITY FACILITIES

*Our vision for Wolfeboro for the coming decade is of a town with the right number of well-maintained facilities to provide the level of service required by its residents and rate-payers.*

# BREAKOUT GROUPS

- **Economic Development: *Kathy Barnard***
- **Natural Resources: *Peter Goodwin***
- **Arts and Heritage: *Vaune Dugan***
- **Public Infrastructure: *Brad Harriman***
- **Energy: *Paul O'Brien***
- **Community Facilities: *Paul Whalen***
  
- *General input on chapters*
- *Comments on purpose statements, goals, recommendations*
- *Questions? Concerns?*

# WHAT'S NEXT?

- **Subcommittees will continue to refine chapters based on public input**
- **Future Land Use Chapter –Appointed in late 2018**
- **Public Hearings for all chapters in 2019**
- **Questions/Comments/Concerns**
  - **603-569-5970**
  - **[planningdirector@wolfeboronh.us](mailto:planningdirector@wolfeboronh.us)**

# THANK YOU!

**CONTACT:**

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