

**TOWN OF WOLFEBORO
PLANNING BOARD
October 16, 2018
MINUTES**

Members Present: Kathy Barnard, Chairman, Vaune Dugan, Vice-Chairman, Brad Harriman, Selectmen's Representative, Peter Goodwin, Susan Repplier, Member.

Members Absent: John Thurston, Mike Hodder, Susan Repplier, Members, 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. Public Comment

III. Scheduled Appointments / Public Hearings / Public Forum

David & Linda Greeley and John Fitzmaurice

Agent: Bryan D. Berling, LLC (Land Tech)

Boundary Line Adjustment

Tax Map #201-4, 5, 6, Case #2018-24

Bryan Berling representing the applicants stated neighbors David and Linda Greeley and Mr. Fitzmaurice purchased a middle lot between them, wish to divide TM 201-5 in half and attach to both parcels. All 3 lots are non-conforming; therefore, splitting the lot will make them more conforming. He noted the TRC looked favorably on this application and is looking to have 3 waivers approved.

Matt Sullivan concurred the boundary line adjustment will make the lots more conforming, the waivers requested are reasonable and the application is complete.

Peter Goodwin asked if there were to be construction at a later date what the impact would be.

Matt Sullivan replied one change would be the ability to cover the lot with impervious surface because the lot would increase in size and could not say there would be less of an impact from an impervious cover perspective.

Kathy Barnard noted they could build a larger dwelling.

Matt Sullivan confirmed that's correct.

Vaune Dugan disagreed and stated there is an equivalent amount of coverage.

Matt Sullivan stated coverage is still the same.

Vaune Dugan views this as a positive change.

It was moved by Vaune Dugan and seconded by Peter Goodwin to grant the 3 waivers, 174-7.D4.&6 (2' contours), 174-9.A.A &2 (soils, slopes, lot loading), and 174-9.B.1.3. (High Intensity Soil Survey) as complete for David & Linda Greeley and John Fitzmaurice, Boundary Line Adjustment, Tax Map #201-4, 5, 6, Case #2018-24. All members voted in favor. The motion passed.

It was moved by Vaune Dugan and seconded by Brad Harriman to accept the application as complete for David & Linda Greeley and John Fitzmaurice Boundary Line Adjustment, Tax Map #201-4, 5, 6, Case #2018-24. All members voted in favor. The motion passed.

Kathy Barnard opened the public hearing for comments.

Linda Greeley thanked the Board.

Matt Sullivan read the following 5 conditions for 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 By Consumption Plan, Owners: Linda and David Greely, P.O. Box 458 Wolfeboro, NH 03896; John Fitzmaurice, 4 Frye Street, Sudbury, MA 01776-2139; Project Location: 4 and 8 Aspen Lane, Wolfeboro, NH 03894, T201-004/201-005/201-006, prepared by Land Tech., P.O. Box 60, Ossipee, NH 03864, dated September 4th, 2018.
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 by a Licensed Land Surveyor.

Bryan Berlind replied there was no objection to the conditions.

Kathy Barnard noted the lots are now more conforming and sees this as positive from a zoning perspective.

It was moved by Vaune Dugan and seconded by Peter Goodwin to grant David & Linda Greeley and John Fitzmaurice Boundary Line Adjustment, Tax Map #201-4, 5, 6, Case #2018-24. All members voted in favor. The motion passed.

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

IV. Action Items

V. Approval of Minutes

October 16, 2018

Corrections: Page 2, Impact Fees, 5th paragraph, strike "is" and replace with "are"

Page 3, Impact Fees, 4th paragraph, strike "asked" and replace with "explained"

Page 5, Pine Hill, 15th paragraph, strike "not" and correct "publicly"

Page 8, Master Plan, 8th paragraph, strike "suggest to" and replace with "suggestion of"

Page 8, Master Plan, 10th paragraph, replace paragraph with "Vaune Dugan stated if there is some question about the Committee's recommendation perhaps the Implementation Committee could then advise"

Page 11, 19th Paragraph, insert "Master Plan" heading

Page 11, 24th Paragraph, insert “CIP” heading above “Matt Sullivan suggested grouping them together”. Insert “Architectural Standards” heading after “GWRSD and move following sentence to create new paragraph.

It was moved by Vaune Dugan and seconded by Peter Goodwin to approve the October 2, 2018 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

VI. Communications & Miscellaneous

CIP Minutes: 9/28/18 and 10/5/18 were reviewed.

VII. Work Session

Victor Drouin Petition

Matt Sullivan stated he invited Mr. Drouin to discuss the potential petition regarding the Pine Hill Development District.

Kathy Barnard suggested clarifying which properties will be included.

Victor Drouin, representing Green Mountain Realty, stated he purchased Paul Kimball property with the intent to make it usable; use as storage. He believes everything on the strip is operating on a variance. In speaking with abutters, a petition was drafted to join the Board on the existing redistricting of Pine Hill Road.

Kathy Barnard asked if all property owners were spoken to.

Victor Drouin responded the majority were approached.

Richard Quinby stated he felt it made sense to continue Filter Bed Road to allow for another way in and out of town to alleviate traffic and spur more growth.

Peter Goodwin questioned if there's an increase in business will it require more infrastructure from the town to maintain/upgrade the roads.

Victor Drouin replied with what is currently proposed, no. Perhaps in the future, possibly. This project will pave the way for that.

Peter Goodwin noted his concern being an increase in business could create an issue due to increased traffic i.e. large trucks.

Kathy Barnard noted Goodhue Hawkins has a large facility now which includes large trucks.

Victor Drouin stated this could help as they are currently having to go around; adding a short segment to connect would assist with this issue.

Kathy Barnard asked about the town water and sewer.

Matt Sullivan replied town water does serve the area, sewer is more complicated due to pressures. The current water use is primarily for fire prevention rather than drinking water; however, an extension of town water up Filter Bed could be a potential.

Kathy Barnard stated in previous discussion it was noted some lots are isolated and could be considered spot zoning.

Matt Sullivan replied yes and is concerned about the residential lots towards the intersection of Varney and Filter Bed Road, lots 8, 9, and 10 are isolated and could be viewed as spot zoning. He noted his concern is the impact on the residential properties.

Vaune Dugan stated tax map 203-12 and 203-16 are missing.

Matt Sullivan confirmed they do not exist.

Kathy Barnard requested a map.

Vaune Dugan noted in general we will be having a lot of the same discussion and it makes sense to have them all at once.

Brad Harriman agreed and stated from Winnepesauke Lumber down through the storage building that comes out on Filter Bed Road would be an ideal place to expand for industrial/commercial type businesses. It makes sense to have another access to get around town as well and is in favor of supporting this.

Kathy Barnard noted it was the general consensus to do something in the way of realistic zoning from the Economic Development Committee standpoint.

Matt Sullivan noted it to be a priority.

Kathy Barnard asked when the 1st petition needs to be submitted.

Matt Sullivan replied the first day to accept is November 12th, the last is December 12th.

Peter Goodwin stated his concern to be the 3 small lots near Varney due to spot zoning.

Victor Drouin stated some conditions already exist as there is mixed residential with commercial.

Peter Goodwin stated the NE side of 109A is to be cleaned up to make a continuous section of the area as to compared to one small area, the 3 small parcels.

Matt Sullivan stated he is not comfortable including those parcels along with 11, 18, and 19, as they are more residential than commercial. Regarding spot zoning, the sewer treatment plant is not included in the petition and would need to be.

Vaune Dugan suggested Varney Road be residential.

Matt Sullivan noted that to be a possibility.

Kathy Barnard suggested a map for clarification.

Matt Sullivan noted he will prepare a map and bring it to the Board on November 13th.

Brad Harriman asked Victor Drouin if any of the property owners out towards the intersection of Filter Bed Road and Varney Road were spoken to.

Victor Drouin replied no.

A Member of the Public stated in the 1990's the area was being considered for commercial property and wondered what happened to that and asked for clarification on the map as to what Victor Drouin was including for properties. Additionally, felt that the town will grow in that direction and believes this to be the next step.

Matt Sullivan stated he was not certain what occurred with regard to the zoning in the 1990's and stated there are 13 properties listed that would be included to be commercially zoned.

Pine Hill Road Development District Boundary Amendment

Matt Sullivan provided a colored map for review and asked the Board for either an amendment to what is proposed and if no changes, permission to discuss zoning with the property owners one on one.

Kathy Barnard noted her concern for the other side of the road remaining residential. Rezoning the residential to commercial speaks against the 2007 master plan.

Matt Sullivan agreed, its complicated, the corridor is defined by commercial uses; however, a lot of the parcels being looked at are small with limited development potential and perhaps should be left as non-conforming uses.

Vaune Dugan noted the importance of listening to the property owners.

Kathy Barnard questioned if Knight Security is in the Pine Hill Development District.

Matt Sullivan responded no, Knight Security is not included. Pollini to the storage building makes sense to include.

Vaune Dugan suggested the Birches also be included.

Brad Harriman recused himself as discussing this as a Planning Board member and stated he'd like to speak as a property owner. Accidents occur where he resides, if the area is rezoned it will open up more avenues and considered it a positive change.

Matt Sullivan noted some benefits would involve extra signage, lot coverages etc.

Brad Harriman suggested reaching out to the residents to get perspective.

Vaune Dugan noted she'd like to hear what the residents have to say and asked if letters or literature could be provided.

Matt Sullivan suggested discussing at the meeting on November 13th.

Peter Goodwin suggested making it more public.

Matt Sullivan stated he will reach out to Birch Hill and resident's individually.

Kathy Barnard noted the CIP needed to be discussed.

Matt Sullivan stated a special session will be held at 5:00PM November 6th.

Landscaping and Parking Standards

Matt Sullivan proposed the Planning Board adopt the Parking Standards and Streetscape, Buffering, Landscaping Standards into Site Plan Review Regulations.

Kathy Barnard stated the Parking Standards control a lot of the development that takes place, the number of parking spaces, the lay out etc. and believes the Parking Standards should be updated and remain in zoning until it can be looked at again.

Matt Sullivan agreed an update is needed along with simplifying the Parking Standards.

Kathy Barnard suggested having discussion with a group/form a committee and address this in a year.

Matt Sullivan suggested rewriting the Parking Management Plan as an option as opposed to a waiver section and will keep the Parking Standards in this year and remove Landscaping.

Architectural Design Standards

Corrections:

- Section IV - add “by vote of the majority”
- Section VII - strike “not desirable” and replace with “discouraged”; strike “though not required by these standards”
- Section XI - strike “are compatible with” and replace with “reflect the character of”; strike “should” and replace with “shall”; add “unless located in PHRDD and screened from public view”
- Section XII insert “non-conforming” and “renovation or addition”; strike “regardless of its conformance with these standards”; insert “with” after “harmonize” and a “,” after “subservient to”
- Leave voluntary guidelines in
- No changes to zoning

Work Plan

Matt Sullivan noted at the previous meeting the Board had reviewed most of the work plan. He will be meeting with James Rines to discuss some changes on the zoning map.

Kathy Barnard inquired about the impact fees.

Matt Sullivan stated he will present November 20th.

Vaune Dugan questioned setbacks.

Matt Sullivan clarified an amendment is not needed, just an interpretation change.

Vaune Dugan stated there should be an amendment.

Peter Goodwin agreed.

2019 Zoning/Site Plan Review/Subdivision Amendment List

Matt Sullivan noted the list of amendments will be updated regularly for each meeting to be tracked on a basis for the Board.

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 October 16, 2018 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

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. ****