

**TOWN OF WOLFEBORO
PLANNING BOARD
September 27, 2016
MINUTES**

Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Paul O'Brien, Members.

Members Absent: Vaune Dugan, Member, Dave Alessandroni, Alternate.

Staff Present: John Krebs, Interim Town Planner, Lee Ann Keathley, Secretary.

EDC Members Present: Kathy Eaton, Chairman, Denise Roy-Palmer, Vice-Chairman, Cindy Patten, Mary DeVries, Craig Gemmell, Linda Murray, Selectmen's Representative, Alan Harding, Steve Johnson.

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

I. Planning Board and EDC Joint Work Session

Kathy Barnard reviewed the history of the proposed zoning changes; noting such was considered at the direction of the EDC and the Lodging Feasibility Study. She reviewed the proposed zoning changes to the definition of Hotel/Inn/Motel and noted the Planning Board eliminated the number of room limitation within the definition.

Kathy Eaton stated one year ago the EDC requested the Planning Board review the definition and change the room limit from 50 to 75 however, at the last EDC meeting the Committee agreed to recommend removing the room limit in the definition.

Steve Johnson questioned why private bathrooms are included in the definition; noting he does not feel such is necessary.

Paul O'Brien stated he spoke against the increase in the number of rooms; noting the study determined there are currently 888 beds in the Town. He questioned whether that figure has been confirmed.

Kathy Eaton stated WEDCO contracted a private consultant to determine whether there is leakage. She stated she has not confirmed with the owners of the existing facilities the number of existing beds.

Paul O'Brien asked if the consultant conducted a survey of the existing beds.

Denise Roy-Palmer replied no.

John Krebs noted that the existing lodging options may not suit a person's needs.

Mary DeVries stated the conversation between the Planning Board and EDC could be beneficial to existing properties and businesses; noting that all Airbnb's cannot be addressed.

Alan Harding reviewed the findings of the Lodging Feasibility Study and the EDC's Mission Statement. He noted the Business Retention Program revealed (via reports from local business owners) an issue with hotels and a lack of rooms. He stated that we, as a Committee and government, should not be making the investments but rather, setting the table for investors to come to Wolfeboro.

Stacie Jo Pope stated she was pleased to see the EDC considered removing the room limit; noting that the Board's job is to create opportunity. She stated the Board has also recommended permitting hotels/inns/motels in the Central Business District, Wolfeboro Falls Limited Business District and Bay Street Limited Business District as a permitted use.

Kathy Eaton stated having a number creates a barrier and removing it creates opportunity. She stated the EDC is requesting the existing zoning districts be adjusted to enhance the potential for growth.

Steve Johnson recommended removing the designation of districts for the use and placing such in the definition.

John Krebs recommended leaving the designation as it currently exists and is proposed for the CBD, WFLBD and BSLBD and if necessary, seeking relief through the ZBA.

Kathy Eaton stated the EDC has scheduled a Business Retention Program 'kick-off' meeting on 9/29/16 to review three major projects. She recommended removing the Special Exception process in all districts.

Mary DeVries recommended making the ordinance more accommodating for future development.

Referencing the Master Plan update, Kathy Barnard stated the intent is to begin such in 2017 and potentially phasing the update over two years; noting the Board has requested \$40,000 for such. She requested the EDC to consider what they would like to see for a plan for the next 10 years, develop a work plan and review the Economic Development Chapter and its goals, objectives and what has been accomplished since the last Master Plan update.

Paul O'Brien requested the EDC provide the Planning Board with the business owner's comments from the Business Retention Program for review.

II. Public Comment

None.

III. Action Item

Charles A. Sumner

Lot Merger

Tax Map #218-28 & 29

John Krebs stated he recommends approval of the Charles A. Sumner Lot Merger as there are no regulatory issues that would be created by the merger.

It was moved by Paul O'Brien and seconded by Mike Hodder to approve the Charles A. Sumner Lot Merger application, Tax Map #218-28 & 29. All members voted in favor. The motion passed.

IV. Work Session

Zoning and CIP Public Hearings

The Board scheduled the public hearings for zoning changes for December 6, 2016 and the public hearing for the 2017-2026 CIP for October 18, 2016.

V. Informational Items

The Board was provided the following informational items; SB2 Calendar, 2016 Final Legislative Bulletin, revised Planning Board 2016 meeting schedule, HB1202 and Notices of Decision.

VI. Planning Board Subcommittee Reports

None.

VII. Approval of Minutes

August 16, 2016

It was moved by Mike Hodder and seconded by Paul O'Brien to approve the August 16, 2016 Wolfeboro Planning Board minutes as submitted. Kathy Barnard, Stacie Jo Pope, Mike Hodder, Brad Harriman, Paul O'Brien voted in favor. John Thurston abstained. The motion passed.

September 6, 2016

It was moved by Stacie Jo Pope and seconded by Paul O'Brien to approve the September 6, 2016 Wolfeboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

VIII. New/Other Business

Wayfinding Signage/Business Directional Signs

Kathy Barnard recommended tabling such until the spring since the project was not completed in time to display this past summer. She stated there is a need to retrieve a cost estimate for annual maintenance of the signs.

The Board agreed to table such until spring 2017.

Paul O'Brien noted there are existing signs that are noncompliant with the ordinance and some signs are pose a public safety hazard. He confirmed that enforcement of such would also be tabled.

It was moved by Mike Hodder and seconded by Paul O'Brien to adjourn the September 27, 2016 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 8:41PM.

Respectfully Submitted,

Lee Ann Keathley

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