

# **TOWN OF WOLFEBORO**

## **PLANNING BOARD**

**January 4, 2022**

### **MINUTES**

**Call to Order:** Chair Kathy Barnard opened the meeting at 7:00 PM.

**Members Present:** Kathy Barnard, Chairman, Mike Hodder, Vice-Chairman, Brad Harriman, Selectmen's Representative, Vaune Dugan, Member, Peter Goodwin, Member, John Thurston, Member, Julie Jacobs Alternate

**Members Absent:** Susan Repplier, Member

**Voting:** Julie Jacobs

**Staff Present:** Tavis Austin, Director of Planning and Development

#### **I. Public Hearings**

**A. James & Beth Sherman                      Tax Map # 102-8**

**883 Center Street                                      Case #2022-01**

**Site Plan Review – 12 Site Expansion of Existing Campground**

**Comment - Kathy read the application into the record.**

Kathy Barnard summarized the project and stated that they are looking to expand from 44 to 66 sites, asked if they addressed the waivers per last meeting request.

Mike Hodder stated number of waivers are longer than what they are used to seeing but had no difficulties with them.

**Mike Hodder made a motion to approve the waivers, as presented in the application on December 14 meeting. Kathy Barnard 2<sup>nd</sup> motion. All in favor, motion passed.**

**A motion was made and seconded to open the public hearing. (complete application)**

Tavis spoke to the conditions listed below

1. The following plans, as amended to the date of this approval are incorporated into the approval:

**Plan Set: *Materials*** as received on December 14, 2021.

2. Applicant shall be responsible for the payment of all recording fees for Notice of Decision.
3. All 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imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part.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.

**Mike Hodder moved to accept conditions of application as complete, John Thurston 2<sup>nd</sup> the motion. All in favor motion passed. Comment. This goes before the public hearing was opened. Comment – this goes before the public hearing is opened.**

**Comment – the application was closed. A motion was made and seconded. All voted in favor of the motion. I cannot remember who made the motion and seconded. I think you need to add who voted in favor. Please check other minutes.**

**B. Taylor Community**

**Tax Map & Lot #145-022**

**Vista Drive/83 Rollingswood Dr.**

**Case #2022-02**

**Site Plan Review – Salt Shed; maintenance addition**

Kathy opened the Public Hearing and asked the presenter to speak about the project and the intended plans for the Salt Shed, and Maintenance addition. Kathy also asked if the waivers had been looked over by Taylor Community as requested last meeting. Kathy asked where the Salt Shed was, and that one of the conditions was a perimeter drain to prevent the surface water into existing drainage. Sugar Hill development was approved by the Planning Board in the late 90's.

Kirk Beswick VP of Facilities /Management of the Taylor Community, introduced John Kenney Principal Civil Engineer for Site development of the project. Taylor Community recently purchased Sugar Hill. There is an Existing Salt Shed up the road from the Maintenance Facility. The Maintenance facility doesn't serve Taylor Community's Purpose any longer they would like to enlarge the building to meet the current needs of the employees, by adding a bathroom for the staff. Replace current

salt shed, by moving it closer to the maintenance building, engineers have designed it to be a impervious surface and full foundation. Kathy Barnard asked about TC asking for a waiver on the Architectural Design, and K. Beswick stated that all the construction documents hadn't been completed and wanted to wait until they were complete, once approvals on this article they will present full documentation.

Mike Hodder praised Kirk Beswick and Taylor Community on being judicious and in concern of the amount of product used from the salt shed. John Thurston raised concern over the run-off of the extra salt that may be lost when loading into trucks, and suggested adding an asphalt bumper that may help with spillage of materials.

Mike Hodder also spoke to concerns from the Wolfeboro Police Department in regard to signage. Kirk Beswick responded that Taylor Community makes their own signage and will comply with making it visible to the Police Department.

Comment – a motion was made to grant the waiver and seconded. All voted in favor of granting the waiver based on the information presented by the application.

Tavis spoke to the conditions listed below.

1. The following plans, as amended to the date of this approval are incorporated into the approval:  
**Plan Set:** *Taylor Community –Sugar Hill Maintenance Facility Expansion*, 83 Rolling Wood Drive, Wolfeboro, NH 03894, Carroll County; consisting of Sheets 1-12, as received on December 14, 2021.
2. The applicant shall be responsible for the payment of all recording fees for Notice of Decision.
3. 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.
4. Additional site directional signage for emergency response routing to maintenance Building & Salt Shed.
5. Applicant to install concrete or asphalt bumper to low side of sand & salt loading area to prevent spillage of materials.

Kathy closed the public hearing and to made a motion to approve in regard to the conditions listed, Motion approved. Public Hearing closed.  
Comment – who seconded the motion? All voted in favor

**C. Petition Warrant Article – Petitioned Zoning Amendment to Amend “Restaurant Carryout” to permit drive-through restaurants. Formal Submission/ Public Hearing.**

Comment - Kathy stated the Planning Board is required to hold a public hearing and cannot change the wording. Kathy Barnard read the article and stated that this has been brought to the Planning Board for review in 2021 and the year before with the same wording, article was denied.

Comment – no applicant was present to speak to this proposal

Comment – include Tavis’ comments.

Comment - After some discussion, Mike Hodder made a motion that the Planning Board not recommend this article to voters. Peter Goodwin second the motion. All in favor, motion passed.

**D. Petition Warrant Article -Petitioned Zoning Amendment to Amend “Accessory Building or Structure to remove ground floor ½ bath restriction. Formal Submission/Public Hearing**

Kathy Barnard gave a brief summary on why the restriction was voted into place. ZBA wanted Planning Board to clarify what is an “Accessory Bldg.” Tavis spoke to why the article was brought forward and hardship homeowners may have in regard to the current laws. Rick Eaton who is a General Contractor in Wolfboro and the person to file this petition, he stated that people who would like an “Accessory Building” these clients are limited due to the current law, and what the intent is to put the restrictions in place need to have a bathroom especially if it is a pool house, workshop. He also would like specific language of what constitutes this law. He would like legal definition of a ½ bath.

Discussion continued on what is a ½ bath or full bath. As the law stands presently you can have comment) a sink and toilet.

Mike Hodder suggested in changing the current wording. Kathy agreed but suggested we hold back on this issue and review it during 2022, to see how the public feels about it. A member made the remark that we haven’t taken away anything we gave them a ½ bath, but it doesn’t seem enough for a few.

Comment – public hearing closed.

After much discussion from board members and (comment) the wording, Kathy Barnard closed the public hearing.

Mike Hodder made the Motion not to recommend this to the warrant, Kathy Barnard 2<sup>nd</sup> the Motion. All in favor motion passed.

Mike Hodder made a Motion in consideration of crafting a definition of a ½ bath and what the ramifications of adding a full bath based on experience from other towns. Kathy Barnard 2<sup>nd</sup> the motion. All in favor motion passed

Discussion of Article will continue in current year of 2022

**II. Discussion Items:**

(a) Letter of Interest: Alternate Member.

Vaune Dugan moved to appoint Doug Breskin as Alternate, Mike Hodder 2<sup>nd</sup> the motion.

**Condition(s) of Approval: (this can be removed)**

**III. Public Comment: none**

**IV. Other Business**

**a. Approval of Minutes**

**Mike Hodder made a motion to approve the minutes from November 16, 2021, as presented and move to review minutes for meeting December 07, 2021 minutes until February 18, 2022 meeting, motion seconded by John Thurston. A vote was taken, all in favor the motion passed.**

The meeting adjourned at 8:35pm

Respectfully Submitted,

**Jennifer Baraldi**

**Jennifer Baraldi**

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