

TOWN OF WOLFEBORO

PLANNING BOARD

Great Hall at Wolfeboro Town Hall – 84 South Main Street

Tuesday April 5, 2022

MINUTES

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

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

Staff Present: Tavis Austin, Director of Planning and Development

- III. **Public Hearings:**
(a) Jorge Israel Lira Hidalgo – 14 Union Street - Tax Map #217-081 – Case #2022-04 -
Site Plan Review – Restaurant Addition and outside seating – Formal
Submission/Public Hearing

K. Barnard invited applicant to speak to the proposed project.

T. Fallon Architect for the project, spoke to the proposed project using the plans.

P. Goodwin stated that the canopy area seems out character for the Town.

T. Fallon said the canopy is being used for shade on outside dining.

M. Hodder would like to remind his colleague, that the restaurant is called El Centenario, and would have a different look based on the type of dining it offers.

P. Goodwin mentioned that maybe another color could be used.

P. Goodwin is looking for a more Wolfeboro "look".

J. Jacobs asked about the snow load and removal.

M. Hodder stated that is addressed in the overview statement.

M. Hodder asked about the Timetable for the pergola and kitchen.

T. Fallon said 2023 for Pergola, and 2024 for Kitchen.

M. Hodder asked about venting.

T. Fallon said it would be on the roof in line with the kitchen.

K. Barnard asked about shared parking

T. Austin said that only 2 parking spaces are needed for the tenants and resident requirements met.

J. Thurston spoke of the easement for parking. The proposal is asking for 60 parking spaces, and wondering where we are going with this, with everyone vying for the same parking spots.

J. Thurston has concerns about the water run off from the Pergola and roof area and where this water would go.

T. Fallon said it is a guttered system, that they could tie into. He said the area pitches to the street into the towns curbs and run off as it currently does.

J. Thurston is in favor of the project and just wants to make sure that water run off doesn't end up in a neighbor's yard.

T. Austin addressed that due to law that wouldn't be allowed.

J. Thurston has an issue with people standing on the road, near planters as a waiting area.

T. Fallon, said there are no side walks on Union St., and the hot top is the part of the owner's property.

K. Barnard agreed that this is a safety issue that will need to be investigated.

M. Hodder doesn't feel this is the owner's responsibility, but the towns.

M. Hodder asked about Impervious surface.

T. Fallon said they are not required to have a pervious surface but would be willing to have all impervious surfaces.

K. Barnard asked T. Fallon to read the waivers they requested for the record.

K. Barnard asked T. Austin if he had any concerns about the waivers.

T. Austin explained that the application had some issues that where met, and no he has no concerns about the application waivers. The Police and Fire Department have no concerns, ADA requirements are in compliance.

M. Hodder made a motion to accept the waivers as complete, K. Barnard seconded the motion all in favor, motion passed

M. Hodder made a motion to accept application as complete.

J. Thurston seconded the motion, all in favor, motion passed.

Public Comment:

S. Ryan Asked the applicant to be mindful of the size of the project, and concerns of Pergola, asked for signage in the area.

The Board continued discussion with T. Fallon to address S. Ryan's concerns.

M. Hodder made a motion to approve case #2022-04 as presented by Jorge Israel Ira Hidalgo, (el Centenario) with the 4 conditions noted by the Planner. V. Dugan seconded the motion, all in favor motion approved.

**The Planning Board approved the application subject to the following conditions:
The following plans, as amended by the Planning Board approval, are incorporated into the approval:**

- 1. The following plans, as amended to the date of this approval are incorporated into the approval:
Plan Set: *Materials* as received on March 13, 2022.**
- 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.**
- 4. Front pergola shall have a design consistent with the submitted architectural renderings to include no less than 3 visual bays.**

IV. Discussion Items:

- (a) Election of Officers**

K. Barnard addressed the nominations of 2 Officers, Chairperson and Vice Chairperson.

M. Hodder made a motion to elect current Madam Chairwoman as the incoming current Chairwoman. Kathy Barnard for Chairperson.

J. Thurston seconded the motion

All in favor 6

K. Barnard abstention

K. Barnard made a motion to elect current Vice Chairman Mike Hodder as the incoming current Vice Chairman.

All in favor 6

M. Hodder abstention

(b) LRFPC Commissioner Appointment

K. Barnard addressed the Board that Roger Murray has been the commissioner to the LRFPC for quite a few years and would like to continue in this role. It is the Planning Boards job to recommend person for this committee to the Board of Selectmen.

M. Hodder made a motion to appoint Roger Murray for recommendation to the Board of Selectpersons to the LRPC.

J. Thurston seconded the motion, all in favor motion passed.

M. Hodder made a motion to appoint Tavis Austin as the 2nd person to be recommended to the Board of Selectpersons to the LRPC.

K. Barnard seconded the motion, all in favor motion passed.

(c) Appointments to CIP

K. Barnard stated that all current members are interested in being considered for reappointment to CIP, along with T. Cronin who would like to rejoin the committee, that would bring the committee to 4 members which is the number suggested. A provision was adopted to advertise for anyone who may be interested in being on the committee.

T. Austin offered to draft a notice to be published in the newspaper.

K. Barnard said this would be in addition to the current members being told they would be considered also for appointment.

M. Hodder motioned to have K. Barnard and himself oversee the upcoming CIP meeting at the Planning Board.

J. Thurston seconded the motion, all in favor motion passed.

K. Barnard said this would be added to the Agenda for further review.

(d) Lot with No Frontage (175-55.1) Axford Way

K. Barnard invited J. Thurston to speak on the above.

J. Thurston spoke to attending the ZBA meeting and they need some guidance on the issue from the Planning Board

M. Hodder suggested that he and J. Thurston meet on this topic and come back and present to the Board and the Planner their suggestions.

(e) Discussion of Latest Zoning Amendments

T. Austin spoke to the latest changes to the Zoning Amendments

(f) Inclusionary Housing Discussion

T. Austin spoke to changes that might occur, as of now there are only 3 districts allowed in the Inclusionary Housing and are looking for all Districts to be included in this zoning. And the Density Bonus to be moved up to 30% increase in units.

M. Hodder said the first step is to move this discussion to Public Hearing.

K. Barnard asked T. Austin to gather more information of wording that might change in the Inclusionary Housing section.

(g) Density Update from Counsel

T. Austin updated the Board on the current regulations for discussion.

T. Austin asked what guidance the Board may be looking for at.

M. Hodder said is looking to his Planner for recommendations for revisions they should consider.

(h) ADU discussion

T. Austin noted that the suggestions he included in the Board's packet on this issue are for Discussion only.

K. Barnard said the Board will take the time to review the suggestions, before moving forward,

M. Hodder spoke to the current Jeb Bradley Bill 249 and said to stay tuned for further updates.

V. Public Comments:

None

VI. Other Business:

(a) Review Minutes March 15, 2022

M. Hodder moved to approve the minutes, J. Thurston seconded, all in favor motion passed.

K. Barnard motion to adjourn the meeting, motion seconded, all in favor, motion passed.

Respectfully Submitted,

Jennifer Baraldi

Jennifer Baraldi

**** Please note these minutes are subject to amendments and approval later****