

TOWN OF WOLFEBORO

PLANNING BOARD

Great Hall at Wolfeboro Town Hall – 84 South Main Street

Monday April 04, 2022, 5:00 PM

MINUTES

- I. **Call to Order:** Chair Kathy Barnard opened the meeting at 5:00 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. **Discussion Item:**

- a. Planning Board Comments on *Axford Way Special Exception (04-SE-22)*

T. Austin outlined the application pending before the ZBA and the need for Planning Board comments as part of ZBA's review.

Board members generally discussed the process for lots with no frontage and the specifics of the application in front of them.

The following comments were enumerated for presentation to the ZBA:

1. *Proposed house is a breach of neighborhood integrity.*
2. *Safety concerns over road and need for a driveway permit.*
3. *How is stormwater to be addressed?*
4. *Out of character with Wolfeboro, see Master Plan page 116; slippery slope to allow one of these in.*
5. *As long as no danger and Fire Department OK, not causing harm.*
6. *All new structures around all lakes are 'not in character' with the older homes, therefore seems inappropriate to apply such a standard here.*
7. *Lacks ability to create a road.*
8. *Not lake frontage, away from lake and uphill.*
9. *Two members stated their belief that it's not appropriate to use this special exception to regulate aesthetics.*
10. *No frontage on road because no road.*

K. Barnard made a motion to adjourn all in favor, meeting adjourned at 6:15 PM.

Submitted by T. Austin