

Town of Wolfeboro
Planning Board Agenda
Great Hall at Wolfeboro Town Hall
84 South Main Street
Tuesday September 06, 2022

I. Call to Order 6:00 PM

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

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings:

(a) HOLLAND REVOCABLE TRUST OF 2016 – 419 & 423 Beach Pond Road- Tax Map & Lot 82-4 &5 #2022-09 – Boundary Line Adjustment – 2 Lots- Formal Submission/Public Hearing

Randy Tetreault provided an overview of the project as submitted.

Mike Hodder made a motion to accept waivers, Vaune Dugan seconded the motion, all in favor, motion passed.

Tavis Austin stated the conditions of approval:

1. Applicant shall be responsible for recording fees for notice of decision
2. Applicant shall submit copies of the revised deeds for the resulting lots prior to their being recorded at applicant's expense.

Chairman Barnard closed Public Hearing

Mike Hodder made a motion to approve application as presented subject to the conditions of approval as stated, Kathy Barnard seconded the motion, all in favor, motion passed.

Chairman Barnard read the Finding of Fact.

1. The application meets the Form Factor.
2. Lot area for resultant lots comply with the Zoning District requirements.
3. All structure setbacks were considered.
4. Application documented adequate support for requested waivers.
5. Property has a right to pass easement recorded which provides access to Beach Pond Road; easement unaffected by boundary line adjustment.

(b) Libby-Mill, LLC-Graham Combes – 36 Mill Street – Tax Map & Lot #217-27 – Case #2022-10 – Site Plan Review – Outdoor seating- Formal Submission/Public Hearing

Graham Combes Owner of the Lone Wolfe Brewing Company read the list of Waivers requested.

Vaune Dugan asked about parking.

Peter Goodwin asked a question concerning noise.

Mike Hodder Motion was made to accept Waivers as complete, Kathy Barnard seconded the motion, all in favor, motion passed.

Mike Hodder made a motion to open Public Hearing Kathy Barnard seconded the motion, all in favor.

Mr. Swafield owner of Kingswood Press on Mill St. spoke to the agreement entered with the Lone Wolfe Brewing Company back in 2017, he handed out copies of minutes from that meeting. The agreement stated that the Business would follow the noise ordinance. Mr. Swafield feels that they are not in agreement with the noise ordinance and that the music goes beyond the 10:00 PM law.

Mr. Fernald of Libby St. which abuts the back of The Lone Wolfe, spoke to the music going past the time of the Town's Noise Ordinance.

Susan Johnson, business owner on Libby St, spoke to the concerns of traffic and parking on the busy corner of Mill and Libby St.

Derrik Brown of 30 Libby St. address the issues of safety on the corner of Mill and Libby St. he is in support of his neighbors' concerns and would like the Lone Wolfe to follow the guidelines form 2017.

Graham Combes owner of The Lone Wolfe addressed the Board about his neighbors' concerns.

Tavis Austin noted the distinction between Board discussion and applicant presentation from the approved Conditions of Approval back in 2017.

Mike Hodder addressed Mr. Combes stating, when a neighbor has to wear headphones to cancel out noise from his business, he believes that is a problem.

Kathy Barnard agreed with Mike Hodder and feels that the agreement from 2017 isn't being met.

Chairman Barnard made a motion to continue the Public Hearing until September 20, 2022 meeting. Motion was seconded, all in favor.

IV. Discussion Items

(a) Class VI Road Waiver Comments

Peter Goodwin commented on Master Plan stating, “no more development on Class 6 roads.”

Tavis Austin spoke to the Section of Upper Trask Mountain Rd. and the lot adjacent to it.

Mike Hodder made a motion to forward the one comment on to the Board of Selectmen, Kathy Barnard seconded the motion; all were in favor with 1 abstention, motion passed.

V. Adjourn

Chairman Barnard moved to adjourn; motion seconded by M. Hodder, all were in favor.