

Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, October 18, 2022
7:00 PM

I. Chairman Barnard called meeting to Order 7:00 PM

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

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings:

(a) Trask Mountain Road Tree Cutting/Trimming—Scenic Road

Barry Muccio, MED, presented his memo and presentation to the Board. He outlined the key aspects of the project and those steps and precautions used to minimize tree work. He noted consultation with the Town tree warden through the process.

The public hearing was opened at 7:09 PM. There were no public comments. The Public Hearing was closed at 7:10 PM.

M. Hodder motioned to provide Board consent to the project and to ask Chair to sign a letter or memo to B. Muccio memorializing the same. D. Breskin seconded the motion which passed with a 6-0-1 vote, with B. Harriman abstaining.

(b) 2023-2032 CIP

K. Barnard discussed the year's process of the CIP.

T. Austin discussed the key differences in the narrative from prior years.

The public hearing was opened at 7:25 PM. There were no public comments. The Public Hearing was closed at 7:26 PM.

M. Hodder motioned to adopt the 2023-2032 CIP as presented and, further, to move the same forward to the Board of Selectmen and the Budget Committee.

K. Barnard seconded the motion which passed with a 6-0-1 vote, with B. Harriman abstaining.

IV. DISCUSSION ITEMS

K. Barnard turned to the Discussion Items on the agenda.

G. Hutchinson provided an overview of his concept for 50 Lehner Street which included a restaurant, retail and office space, and a 9-bedroom inn.

K. Barnard suggested appropriateness of off-street parking for the inn.

J. Thurston noted that wetland evaluations needed to be completed.

V. Dugan asked about means of entering the various floors.

M. Hodder suggested the exterior need to be carefully considered under the design guidelines as the property is a 'landmark' site on Lehner Street.

Board then discussed the zoning amendments which received counsel review. Outside minor grammatical corrections that survived the 'track changes' acceptance:

M. Hodder motioned to move the ADU draft to public hearing. K. Barnard seconded the motion which passed with a 6-1-0 vote.

M. Hodder motioned to move the Lots with no frontage draft to public hearing. K. Barnard seconded the motion which passed with a 7-0-0 vote.

M. Hodder motioned to move the Inclusionary Zoning draft to public hearing. K. Barnard seconded the motion which passed with a 7-0-0 vote.

M. Hodder motioned to set the public hearing date for all three for November 15, 2022, at 7:00 PM. P. Goodwin seconded the motion which passed with a 7-0-0 vote.

V. REVIEW OF MINUTES

M. Hodder motioned to approve the September 20, 2022, minutes as amended. K. Barnard seconded the motion which passed unanimously.

M. Hodder motioned to approve the October 04, 2022, minutes as amended. K. Barnard seconded the motion which passed unanimously

VI. ADJOURNMENT

M. Hodder motioned to adjourn the meeting at 8:40 PM. V. Dugan seconded the motion which passed unanimously.