

Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, March 07, 2023
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, Vaune Dugan, John Thurston, Doug Breskin, Brad Harriman Selectmen's Representative, Julie Jacobs, Alternate, Linda Murray, Alternate Selectmen's Representative

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings:

1. **Senecal & Breen**—38 Knox Pasture Rd—Tax Map/Lot #114-004 – Case 2023-04 – 2-lot Subdivision-Formal Submission/Public Hearing

K. Barnard read the project into the record. She asked the applicant to address the requested waivers, form factor, and the existing accessory structures.

Jim Rines and Frank McMann, Horizons Engineering introduced the project.

F. McMann discussed the application materials as submitted detailing lot acreage, completion of wetland delineation on the entire parcel, discussed the partial site HISS mapping which showed >1 lot by soil type. He discussed the requested waiver and supporting rationale as outlined in the submission. He further discussed the form factor compliance and method for such a determination. He concluded his introduction by speaking to the two accessory structures that would need to be relocated prior to establishment of proposed Lot 2.

J. Thurston asked about the significance of HISS mapping.

T. Austin provided a general background of HISS mapping.

J. Rines stated HISS mapping is more applicable to '1-acre zoning.' He provided some background and mentioned the State no longer relying upon HISS based lot sizing.

M. Hodder noted the indicated hardpan and need for applicant to understand the constraints potentially related thereto.

M. Hodder motioned to accept the waivers as submitted based on the information provided. K. Barnard seconded the motion which passed with a unanimous vote.

M. Hodder motioned to accept the application as complete. V. Dugan seconded the motion which passed with a unanimous vote.

K. Barnard opened the public hearing at 7:15 PM.

Michael Narimorre, applicant, stated appreciated the Board's time and review. He indicated no concern with relocating the accessory structures.

Donna Breen, owner/applicant, thanked the Board for their review and was happy to see her son able to move to Wolfeboro.

K. Barnard closed the public hearing at 7:17PM.

K. Barnard noted the applicant's submission and presentation clearly fulfilled the requirements of the regulations, specifically form factor, acreage and frontage, and willingness to relocate the accessory structures.

M. Hodder motioned to approve the application, as submitted, based on the preceding comments from the Chair, and conditioned on the 5 conditions of approval as follows:

- 1. The following plans, as amended by the Planning Board approval, are incorporated into the approval:**

Plan 1: *Plan of Subdivision*, prepared for Robert C. Senecal & Donnamarie M. Breen, Trustees, Breen Senecal Living Trust, 38 Knox Pasture Road, Wolfeboro, NH, dated February 2023 (consisting of 2 sheets). As Received February 14, 2023.

- 2. The applicant shall be responsible for the payment of all recording fees.**
- 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. The applicant shall be responsible for preparing a Mylar for recordation; recording fees to be borne by applicant.**
- 5. Applicant shall relocate the accessory structures from proposed Lot 2 prior to completing deed transfer of the parcel.**

J. Thurston seconded the motion which passed unanimously.

IV. Discussion Items:

(a) Natural Resources Inventory update

K. Barnard mentioned her recent conversations with the Conservation Commission related to updating the Natural Resources Inventory (NRI) within the Master Plan.

J. Thurston asked which portions were to be updated.

P. Goodwin stated the early discussions were focused on updating the conservation lands map, pollution source identification, updating reference sources and related data, and the update was not likely to be an expensive undertaking. He suggested further scope definition of the update needed to occur prior to looking at firms or funding.

(b) Master Plan Implementation

K. Barnard reminded the Board of the current effort by Department Heads and others to review Master Plan Implementation matrices. She asked the Board to take time to review the materials she'd forwarded to them.

(c) Impact Fees

T. Austin gave a quick update on the topic and outlined future memo to the Planning Board with findings and recommendations following upcoming March meeting with Town Manager, Finance Director, and Treasurer.

K. Barnard thanked M. Hodder for his years of dedication to the Board and wished him well on his next endeavors.

M. Hodder thanked K. Barnard for her comments and thanked the Board.

P. Goodwin added he was not always in agreement with M. Hodder, but knew that M. Hodder had always done thorough research and put genuine thought into his position as a member of the Board.

J. Thurston recalled his first introduction to M. Hodder at a Planning Board meeting convened at the Library, where he learned so much about what he needed to learn to become a member. He thanked M. Hodder for being so helpful in assisting him become a better member. He truly appreciated M. Hodder for stepping up to help him and the Town.

(d) Minutes of 02/21/2023

P. Goodwin and D. Breskin noted edits.

M. Hodder motioned to approve the minutes as amended. K. Barnard seconded the motion which passed with a 6-0-1 vote with V. Dugan abstaining.

V. ADJOURN

M. Hodder motioned to adjourn the meeting at 7:30 PM. K. Barnard seconded the motion which passed with a unanimous vote. Meeting adjourned at 7:30PM.