

Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, May 02, 2023
7:00 PM

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

II. Members Present: Chairman Kathy Barnard, Roger Murray, John Thurston, Doug Breskin, Brad Harriman Selectmen's Representative, Julie Jacobs, Alternate, Steve Webster, Alternate

Absent: Peter Goodwin, Vaune Dugan

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings: NONE.

IV. Discussion Items:

K. Barnard asked J. Jacobs and S. Webster to be voting members in the absence of P. Goodwin and V. Dugan.

(a) Hunters Boundary Line Adjustment Preliminary: Tax Map 217- 058, -059, & -060

K. Barnard introduced the preliminary review.

Randy Tetreault, Norway Plains Associates, provided background on the submitted conceptual boundary line adjustment. He noted the proposed operational configuration considerations for both Walgreen's and Hunters. He continued noting the desire to present a revised Hunter's Site Plan concept at the 5/16/23 Planning Board meeting in anticipation of a full application for July consideration.

R. Murray questioned parking stalls.

R. Tetreault explained parking scenarios, to be further reviewed at the Site Plan review phase.

R. Murray asked if parking calculations were impacted by proposed boundary line adjustment.

R. Tetreault confirmed working to meet compliance with the regulations.

J. Thurston questioned if parking calculations were with or without the additional building area.

R. Tetreault reiterated those details to be addressed at the Site Plan Review; clarifying the current preliminary boundary line adjustment was what he was prepared to discuss.

D. Breskin questioned T. Austin as to "boundary line and merger?"

R. Tetreault addressed the question noting that boundary line adjustment is more appropriate in this case.

K. Barnard opened the floor to public comment on the proposed boundary line adjustment.

Suzanne Ryan questioned the propane tank as a potential parking area.

R. Tetreault and S. Ryan discussed the buried tank, and parking.

K. Barnard closed the boundary line adjustment public comment at 7: 22 PM.

K. Barnard turned to the next discussion item: Rules of Procedure.

(b) Rules of Procedure

R. Murray suggested revising chairman to chair throughout; page 3, 2 a should refer to a project not an appeal; and questioned in 'members' #3, 5 alternates.

D. Breskin agreed with R. Murray's comments on public engagement.

J. Jacobs commented that 'members' 3 states "up to 5" not, "shall have 5".

T. Austin mentioned the draft code of ethics as presented to the Board.

The Board reviewed the Code of Ethics as amended from the Selectmen language to the current presentation that was previously amended by K. Barnard and D. Breskin.

R. Murray questioned the term 'geography' in #7.

Board agreed to end sentence #7 with a period following word 'discrimination' and to insert the revised ethics language into the rules of procedure between "authority" and "members."

D. Breskin suggested removing pronouns throughout the document.

K. Barnard turned discussion to the Workplan.

(c) 2023 Work Plan Update

T. Austin explained the revised format based on the previous Board review.

(d) Public Comment

K. Barnard opened the floor to public comment.

Audrey Cline addressed board related to "vote no on 2-10." She commented that it may have been process over content that raised concerns. She suggested Board being careful in its reference to or about citizens. She commented on her belief that ½ bath/ground floor is fine and that a variance could address unique situations. She stated that assessors do not see all construction and don't catch conversions. She commented that mixed use is good for neighborhoods and the first-floor apartments are precluded to forward mixed use.

K. Barnard pointed out inconsistency with 'no apartments first floor' and the multi-family language that allows such units.

Suzanne Ryan commented on the work plan and liked the idea of public forums and surveys. She read from sections of the master plan related to survey results. She read from RSAs related to housing; she spoke specifically to 674:58 and 674:59 quoting sections of text. She also commented on information she'd obtained from BEA. She presented Chair with a map showing LRPC region stating that other Town's had addressed housing such that Wolfeboro is ok.

Anne Blodgett acknowledged being better able to hear the Board. She commented on the work plan and hoped that enforcement memo to the Selectmen be part of the Plan. She agreed that new survey data is good, data is always good.

(e) REVIEW OF MINUTES

R. Murray and D. Breskin recommended some missing words and a spelling error.

D. Breskin motioned to approve the 04/18/2023 minutes as amended. J. Thurston seconded the motion which passed unanimously.

V. ADJOURN

D. Breskin motioned to adjourn the meeting at 8:15 PM. K. Barnard seconded the motion which passed with a unanimous vote. Meeting adjourned at 8:15PM.