

**TOWN OF WOLFEBORO
PLANNING BOARD
Agenda
January 7, 2020**

**7:00 PM Call To Order: Great Hall
84 South Main Street, Wolfeboro, NH**

I. Introduction of Planning Board Members

II. Scheduled Appointments / Public Hearings

Timothy & Mary Kellogg
Formal Submission/Public Hearing
Subdivision/Boundary Line Adjustment (Create 3 lots from 2 existing lots)

Tax Map #217-176 & 177, Case #2020-01
Virginia Taylor
Formal Submission/Public Hearing
2-Lot Subdivision
Tax Map #104-8, Case #2020-02

John J. Rourke, M&A Living Trust & Thomas R. & Cheryl D. Perry
Formal Submission/Public Hearing
Minor Lot Line Adjustment
Tax Map #188-1-12 & 13, Case #2020-03

2020 Zoning Amendment Public Hearings

PETITION WARRANT ARTICLE: Amend Chapter 175, Part I, Article XXVII to remove the absolute restriction on drive-through restaurants and permitting their construction and operation on lots consisting of at least one (1) acre and corresponding modifications to the definition of “Restaurant, Carryout” within Section 175-175, Terms Defined.

***§ 175-1 through *§ 175-215;** To remove all references to “Percent Coverage” within zoning district “Setback requirements; height requirements; coverage” sections and replace with “Percentage maximum allowable lot coverage”. This amendment maintains all existing percentage requirements for allowable lot coverage.

§ 175-44(E) General Provisions, Signs, Placement of Signs; To repeal and replace the existing language within 174-44(E) with language that prohibits all signage from the public right-of-way, with the exception of off-premise business directional signage, which is required to be placed within the public right-of-way. Such business directional signage may only be placed in right-of-way where it does not pose a public safety hazard, and only on approved, permitted, Town-owned posts at intersections, within the Bay Street Limited Business District, Wolfeboro Falls Limited Business District, and Central Business District and at designated locations. Business directional signs shall be limited to a maximum of two within the town per business. Only one post per intersection shall be permitted. Signs and sign posts shall be uniform in size and shall conform to this ordinance’s restrictions. Signage in existence as of 04/01/2019, which does not conform to the requirements of this section, shall be designated as lawfully existing non-conforming sign, both on private and public property, with the exception of those that present a hazard to public health and safety. Pre-existing non-conforming signage shall expire at the time that the business ceases operation. At such time, the sign may not be re-established for a new business.

*** Article XXVI, Personal Wireless Service Facilities;** To amend Article XXVI, Personal Wireless Service Facilities to bring the ordinance into compliance with state and federal law regarding modifications to existing facilities and duration of special exceptions, to establish a process for expedited Planning Department review of Eligible Facilities Requests in compliance with New Hampshire RSA 12:K; to permit such facilities by special exception in all districts except the Shorefront Residential District, to require camouflage of all facilities not subject to eligible facilities requests, and to make minor changes to certain sections of the ordinance, including but not limited to the definition of fall zone and the specifications of material and color of facilities which extend above vegetation.

***§ 175-96 and 175-96.1 - Pine Hill Road Development District, Permitted Uses and Special Exception Uses;** To amend the Permitted Uses within the Pine Hill Road Development District to include the following: Retail, Businesses, and Contractors

Yard, Light (with specific conditions required). Further, to amend the Permitted Uses section to remove the following uses: Printing plant, community services, assembly operations, storage and use of heavy industrial and mechanical equipment, metal shops, laundries, and cleaning establishments. To amend the uses permitted by Special Exception within the Pine Hill Road Development District by adding Light Industry as permitted and removing Kennels as a permitted uses.

§ 175-175 - Terms Defined, Habitable Space; To amend the current definition of Habitable Space to define habitable space exemptions to include toilet rooms on the first floor only and remove full bathrooms as habitable space.

§ 175-47 - Building Codes; To amend the current Building Codes section, by removing the references to specific 2003 and 2002 codes and replace with a broad reference to the current adopted State Building Code under RSA 155-A and RSA 155-A:10.

§ 175-175 - Terms Defined, Light Industry; To amend the definitions portion of the ordinance to add a definition for Industry, Light that includes manufacturing and assembly of products predominantly for previously prepared materials, adds accessory/permitted uses within industry, light, and defines prohibited activities such as those that significant external effects and pose significant risks to public health, safety, and welfare.

Article XXA Cotton Mountain Historic-Agricultural District; To amend Article XXA by adding Dimensional Requirements, Setback requirements; height requirements, Permitted Uses, and Special Exception Uses in order to establish reasonable restrictions that align with the adjacent Residential/Agricultural District where none were pre-established. To further clarify section 175-126.1 as follows: The Cotton Mountain Historic-Agricultural District Zone requires a minimum lot size of 10 acres for all contiguous land of parcels within 250' of the following roads as they are shown on the Zoning Map:

- (a) Stoneham Road from the Brookfield Town line to Stoddard Road, excluding that area already included in the North Wolfeboro Historic District.
- (b) Jenness Farm Road from Stoneham Road to Cotton Valley Road excluding Tax Map 18, Block 9, Lots 2, 3, and 4 (New Tax Map 137, Lots 4, 3, and 2). (Note: This subsection was amended by the Board of Selectmen 4-25-2007 to change "Dallas Road" to "Jenness Farm Road.")
- (c) The North Wakefield Road from Stoneham Road to the Wakefield Town line

It is intended to preserve the natural resources of forest, field and open space within the Agricultural District to maintain and further protect the Town's rural character.

III. Public Comment

IV. Action Item

Partial Release of Financial Security; Pine Hill Road Storage II, TM #190-24

V. Communications & Miscellaneous

VI. Work Session

VII. New Business

VIII. Approval of Minutes

- December 17, 2019

IX. Planning Board Subcommittee Reports

X. Adjournment