

Zoning Board Agenda

Great Hall at Wolfeboro Town Hall

84 South Main Street

Monday, April 6, 2020

7:00 PM

To Access the Virtual Meeting:

The public may observe and participate during public portions of the meeting remotely by joining the virtual meeting through GoToMeeting. GoToMeeting provides two (2) options for accessing the virtual meeting.

1. Computer, Tablet or Smartphone

- Click the following link:
 - **For Zoning Board Meetings:**
<https://global.gotomeeting.com/join/313282701>
- You will be prompted to download the application.
- Once downloaded, you may need to double-click the downloaded application or allow the download to open.
- Once the program opens, please select how you would like to hear the meeting and speak (if necessary).

2. Telephone Landline or Cell For Zoning Board Meetings:

- Call: +1 (786) 535-3211
- Enter Access Code: 313-282-701 followed by the # sign
- When prompted, enter the # sign to enter the meeting

*Please mute your microphone during the session or it may be muted by the coordinator.

If you would like to make a public comment to be read by staff during the public comment portion of the meeting OR as part of a public hearing, please email your FULL NAME, ADDRESS, and COMMENTS to planningdirector@wolfeboronh.us, with the subject line related to the item of business your comment is related to. This email inbox will be monitored throughout the meeting. Comments submitted once the public portion of the meeting or the relevant public hearing closes will not be read.

If you would like to speak during the public comment portion of the virtual meeting, please email your intention to speak with your FULL NAME and ADDRESS to planningdirector@wolfeboronh.us. The Chairperson will call on pre-registered participants by name. The microphone will be unmuted at that time.

All public meetings are available for live viewing on Wolfeboro Community TV (WCTV) Channel 25 or on the WCTV Youtube Channel here: https://www.youtube.com/channel/UC5N_32r0_c2UU1e_wUOfqw

IF YOU ARE UNABLE TO ACCESS THE MEETING, PLEASE E-MAIL PLANNINGDIRECTOR@WOLFEBORONH.US IMMEDIATELY.

Due to the Coronavirus public health emergency, the Town of Wolfeboro Zoning Board of Adjustment intends to continue all applications noticed for the April 6th, 2020 meeting until May 4th, 2020, at which time the Board will take further action based on the status of the public health emergency at that time.

This action is based on the recent Stay-At-Home order issued by Governor Chris Sununu and subsequent orders by the Town Manager.

We have proactively worked with applicants to collect requests to continue in order to protect the integrity of the process, particularly with the public and abutter notices already having been distributed.

When the Zoning Board of the Adjustment meetings resume a new public notice will be posted in the Granite State News, on the Town of Wolfeboro Web site, and sent to Abutters.

The ZBA will convene a telephone-only meeting at 7PM on April 6th, 2020 to formally continue all applications until May 4th. Call-in information for that meeting will be posted when it is available on the ZBA website here: <https://www.wolfeboronh.us/zoning-board-adjustment>

Site Visits will NOT take place on April 6th as noticed in the Granite State News and the notice included herein, but will be continued to a later date.

For more information please contact the Director of Planning and Development at 603-569-5970 or planningdirector@wolfeboronh.us.

I want to thank you in advance for your patience and understanding as we navigate our traditional public processes in new ways. We consider the public's health and safety to be our highest priority and we hope these measures will ensure protection of that.

1. Call To Order 7:00PM

(Roll Call Required and Indication of Others Present at Remote Locations)

2. Appointments/Public Hearings

7:00PM

(CONTINUED PUBLIC HEARING)

TM# 158-21

Case # 03-SE-20

Applicant: Cynthia & Clinton Johnson

Public Hearing for a Special Exception under Article 175, Section 43 (10) of the Wolfeboro Planning & Zoning Ordinance to allow for the replacement of an existing non-conforming structure with a new structure in the same non-conforming footprint but with a vertical expansion, plus a conforming addition. This property is located at 134 Piper Lane. A site visit will be held at approximately 4:20 pm prior to the public hearing.

(Roll Call Vote is required to formally continue consideration of this application to May 4th, 2020 at 7PM in the Great Hall at Wolfeboro Town Hall)

7:00PM

TM# 217-196

Case # 04-V-20

Applicant: Frank W. and Jared R. Burke

Public Hearing for a Variance under Section 175-144(B) of the Wolfeboro Planning & Zoning Ordinance to allow for the conversion of an existing barn into an additional dwelling unit which would exceed the permitted density in the Village Residential District. **This property is located TM# 217-196, 112 North Main Street.** A site visit will be held at approximately 5:45PM prior to the meeting. *(Roll Call Vote is*

required to formally continue consideration of this application to May 4th, 2020 at 7:30PM in the Great Hall at Wolfeboro Town Hall)

7:30PM

TM# 218-085

Case # 05-SE-20

Applicant: R&M Family Trust

Public Hearing for a Special Exception under Section 175-72(C) of the Wolfeboro Planning & Zoning Ordinance to allow for the keeping or harboring of all livestock in accordance with the New Hampshire Department of Agriculture's Best Management Practices in the Village Residential District. **This property is located at TM# 218-085, 33 Pine Street.** A site visit will be held at approximately 6:05PM prior to the meeting. *(Roll Call Vote is required to formally continue consideration of this application to May 4th, 2020 at 8PM in the Great Hall at Wolfeboro Town Hall)*

8:00PM

TM# 149-006

Case # 06-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-64(A)1,4 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a mudroom addition within the front and shorefront setbacks of the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting. *(Roll Call Vote is required to formally continue consideration of these three (3) applications to May 4th, 2020 at 8:30PM in the Great Hall at Wolfeboro Town Hall)*

TM# 149-006

Case # 07-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-65 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a detached garage, without a dwelling unit or habitable space, on a lot where no primary structure exists within the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting.

TM# 149-006

Case # 08-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-64(A)1 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a detached garage within the front setback of the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting.

3. **Consideration of Minutes**
 - a. March 2nd, 2020 *(Roll Call Vote is Required)*
4. **Other Business**
5. **Adjournment** *(Roll Call Vote is Required)*

Parking is located behind the Town Hall building and accessed from Union Street.

If there is anyone with a disability needing any modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to the meeting date.

Any and all proposals before the Board may be discussed at any public meeting as permitted under RSA 676:4 and will be posted in accordance with RSA 91-A at the Town Hall, Wolfeboro Web site.

Posted: GSN 3-25-2020

Town of Wolfeboro Website

Town Hall

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

CHAIRPERSON SCRIPT

Good evening and welcome to the April 6th meeting of the Wolfeboro Zoning Board of Adjustment.

As Chair of the Zoning Board of Adjustment due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) *Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;*

We are utilizing the GoToMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through **dialing the following phone #+1 (786) 535-3211 followed by the audio access code 313-282-701, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.**

b) *Providing public notice of the necessary information for accessing the meeting;*

We previously gave notice to the public of how to access the meeting using GoToMeeting, and instructions are provided on the Town of Wolfeboro website the on Virtual Town Meeting Login Information page.

c) *Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;*

If anybody has a problem accessing the meeting via phone or computer, please immediately email planningdirector@wolfeboronh.us

d) *Adjourning the meeting if the public is unable to access the meeting.*

In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

I'd like to start the meeting with a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

e) *Meeting Notes*

Members of the Board will be unmuted for the entirety of the meeting. Members of the public will be muted for the meeting with the exception of public comment portions or public hearings.

Thank you.