

**Town of Wolfeboro  
Zoning Board Public Notice**

Great Hall at  
Wolfeboro Town Hall - 84 South Main Street  
**(VIRTUAL MEETING ONLY)**

Monday, June 1, 2020  
7:00 PM

**VIRTUAL MEETING ACCESS INFORMATION**

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. To access via Computer, Tablet or Smartphone, please click the following link: <https://global.gotomeeting.com/join/313282701> To access via telephone, please call: +1 (786) 535-3211 And enter the access code: 313-282-701. \*Please mute your microphone during the session or it may be muted by the coordinator. All public meetings are available for live viewing on Wolfeboro Community TV (WCTV) Channel 25 or on the WCTV Youtube Channel.

IF YOU ARE UNABLE TO ACCESS THE VIRTUAL MEETING, PLEASE E-MAIL [PLANNINGDIRECTOR@WOLFEBORONH.US](mailto:PLANNINGDIRECTOR@WOLFEBORONH.US) IMMEDIATELY.

IF ATTENDING SITE VISITS, THE PLANNING DEPARTMENT RECOMMENDS THAT ALL INDIVIDUALS EXERCISE SOCIAL DISTANCING AND WEAR PROTECTIVE MASKS.

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, May 4<sup>th</sup>, 2020** via GoToMeeting at the location described above to conduct the following business:

1. **Call To Order**  
(Roll Call Required and Indication of Others Present at Remote Locations)
2. **Public Hearings**

**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 unit which would exceed the permitted density in the Village Residential District. **This property is located TM# 217-196, 112 North Main Street.**

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**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.**

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**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.**

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**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.**

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**TM# 217-46**

**Case# 09-SE-20**

**Applicant: Lakes Region Model Railroad Museum, Inc.**

Public Hearing for a Special Exception under Article 175, Section 92 of the Wolfeboro Planning & Zoning Ordinance to allow a Museum use in the C1-Central Business District. **This property is located at 61 Railroad Avenue.**

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**TM# 171-19**

**Case# 12-EW -20**

**Applicant: Mark G. Wheaton Revocable Trust-Payde Stockman**

Public Hearing for an Equitable Waiver pursuant to RSA 674:33a under Article 175-80.A.(2) –Side Setback; Residential District of the Wolfeboro Planning & Zoning Ordinance to permit a further encroachment beyond that approved by the Zoning Board at its October 7<sup>th</sup>, 2019 meeting. **This property is located at 102 Old Keewaydin Point Road**

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**TM# 259-34**

**Case# 13-SE-20**

**Applicant: Arthur T & Margo Wood**

Public Hearing for a Special Exception under Article VI Section 175, Section 43 (A)(10) of the Wolfeboro Planning & Zoning Ordinance to redevelop and vertically expand an existing garage and attached bunk room (collectively "the Garage"). **This property is located at 72 Oakwood Road.**

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***The Board may choose to continue unopened applications if not opened before 9:00PM.***

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**3. Consideration of Minutes**

- a. March 2<sup>nd</sup>, 2020 *(Roll Call Vote is Required)*
- b. April 6<sup>th</sup>, 2020 *(Roll Call Vote is Required)*
- c. May 4<sup>th</sup>, 2020 *(Roll Call Vote is Required)*

**4. Other Business**

**5. Adjournment *(Roll Call Vote is Required)***

# CHAIRPERSON SCRIPT

Good evening and welcome to the June 1<sup>st</sup>, 2020 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](mailto: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.