

Wolfeboro Zoning Board of Adjustment

January 10, 2022

The Great Hall at Wolfeboro Town Hall

Meeting Minutes

Members Present/Roll call: Audrey Cline, Luke Freudenberg, Sarah Silk, Suzanne Ryan, Dave Senecal, and Tim Cronin

Staff Present: Tavis Austin, AICP, Director of Planning and Development

I. Call to Order: The meeting was called to order at 7:00pm

Audrey Cline opened the meeting stating their needed to be some administrative issues taken care of. There are open Alternate Seats on the ZBA A. Cline invited considered candidate Nancy Strotman to introduce herself.

Audrey Cline appointed Nancy Strotman as Alternate to the ZBA approval with conditions of being sworn in at the Town Hall.

II. Public Hearing: Consideration of Application for Acceptance and Public Hearing (variance) on project Millwood Place, LLC, 15 Willow Street.

III. Board Discussion:

A. Cline asked any board members to recuse themselves if needed, Luke Freudenberg stepped down.

Clerk requested that Tim Cronin recuse himself from the discussion. Tim asked them to explain the reason to him in making this request. It was stated that an online comment from Tim on Facebook, in-regard to the matter up for discussion, Tavis stated an email in regard to Tim's comment on Facebook was sent via email to all members of the board. (Audio kept going in and out) Tim Cronin refused to recuse himself.

Further discussion continued to see if the Applicants had turned in documents requested to move forward with the project, and to see if the Board would move into Public Hearing on the issue.

S. Ryan commented that the application was unsatisfactory. They felt drawings are inadequate.

A. Cline mentioned that the increase of the lot would cause issues.

S. Silk also stated that better drawings are needed on the two parcels. Map presented is not clear.

S. Ryan feels that she had not received the basic information needed or presented to them before the hearing. Suzanne read rules on the information needed before making these types of decisions.

A. Cline asked Tavis if the lot is one parcel or had they been merged. Tavis stated they are one lot. A. Cline asked if they are non-conforming lots, based on our zoning variances. Whether they remain 2 parcels, merging will not make them non-conforming. A. Cline feels lots don't have enough frontage. A. Cline asked about parking requirements Tavis stated that this question won't be answered until full site plan is completed by the Applicants

S. Ryan feels there is not enough information from Applicant to continue with the Public Hearing.

A. Cline said speaking with the applicants will help knowing what they need to move forward.

D. Senecal agreed that there is a lack of information and would like to put Public Hearing off until the Board has the information they need.

S. Silk mentioned they did have a site visit of one lot, they should have another site visit when considering the other lot.

S. Ryan made a motion that the application was incomplete.

S. Silk seconded the motion that passed with a unanimous vote.

Applicant was told they could reapply when ready with the additional information as discussed by the Board; such application will require new public noticing where both tax parcels and site visit times are included.

Board discussed June 23, 2021, draft minutes. S. Silk noted a change on page 13 to included A Cline as the second to the stated motion. S. Silk motion to approve the minutes as amended. T. Cronin seconded the motion which passed with a unanimous vote.

IV. Review of Minutes:

Board discussed July 19, 2021, draft minutes. S. Silk offered the following amendments: page 7, second paragraph "S. Ryan made a point of Residential Zone," page 10, third paragraph Dan Coons discussion of "previous blanket 50 setback changing to 30' and 75' related to poorly and very poorly drained soils," bottom of page 11, reference should be to §175-81/82 not RSA 175-81 & 82." S. Silk motioned to approve the minutes as amended. T. Cronin seconded the motion which passed with a unanimous vote.

Board discussed August 02, 2021, draft minutes. S. Silk motioned to approve the minutes as presented. S. Ryan seconded the motion which passed with a unanimous vote.

Board discussed September 20, 2021, draft minutes. S. Silk motioned to approve the minutes as presented. T. Cronin seconded the motion which passed with a unanimous vote.

Board discussed October 04, 2021, draft minutes. A. Cline requested the discussed changes under her name be removed as she did not recall the comments made and would not be adding those comments. S. Silk motioned to approve the minutes as amended. T. Cronin seconded the motion which passed with a unanimous vote.

Board discussed the December 06, 2021, draft minutes. S. Ryan motioned to approve the minutes as amended. S. Silk seconded the motion which passed with a unanimous vote.

V. Adjournment:

T. Cronin motioned to adjourn the meeting at 8:26 PM. S. Ryan seconded the motion which passed with a unanimous vote. The meeting adjourned at 8:26 PM

