

Town of Wolfeboro
Zoning Board
Minutes Of

Monday, June 06, 2022-- 7:00 PM

1. Roll Call:

Audrey Cline, Chairman; Sarah Silk Member; Suzanne Ryan Member; Tim Cronin, Member; Cate McMahon, Alternate; Chuck Schumer Alternate; Nancy Stroman, Alternate

Luke Freudenberg, Member--Absent

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

2. Public Hearings

A. Cline asked that C. McMahon sit as a voting member on all cases on the night's agenda.

A. Cline discussed the order of the agenda items. The Board and Randy Walker, Attorney for the applicant, discussed re-ordering the agenda. It was decided to re-order the agenda as follows: Case 11-V-22, 7-V-22, 88-V-22, 5-V-22.

T. Cronin read the notice for Case #11-V-22 into the record from the agenda.

Michelle Hansen, applicant, provided general comments to all applications and discussed the handout provided to the Board.

Chris Berry, Applicant's engineer, presented his report as submitted to the Board.

S. Silk suggested that the Conservation Subdivision Regulations in fact created a level playing field for such projects.

T. Austin read the Conservation Subdivision Exemption criteria into the record.

S. Stroman commented that the Conservation Subdivision rules provide consistency for project review and therefore establish a level playing field for project review.

C. Sumner noted the Conservation Commission's desire to see less impervious cover.

C. Berry noted that the applicant was not looking for a different read of the regulations, and clarified that, per the regulations, 25 units would be permitted and therefore the requested variance for 90 units.

C. McMahon asked about the size of the sites. C. Berry stated 55'x100'.

T. Cronin inquired about the project shown in the slide show.

Geordy Hutchinson, applicant, provided background on the Ledgewood project in Manchester depicted in the slide show.

C. Berry discussed unit density and NHDES standards as outlined in his report.

T. Cronin stated that the illustrated project is +/-9 units/AC.

S. Silk questioned loading capacity as there was no NHDES approval.

Board and C. Berry discussed soil groups and how soil loading was calculated.

S. Ryan questioned if “2 bedroom” or “3 bedroom” proposed.

G. Hutchinson stated a mix of 2- and 3-bedroom units based on Planning Board review and septic loading.

C. Berry noted compliance with Conservation Subdivision regulations—50’ buffer, separation between structures, clustered units to maximize open space—with the exception of the requested density increase.

S. Stroman stated generally supportive of manufactured units, concerned with cost to occupants and taxes.

Board and applicant generally discussed different park models—co-operatives, condominium style—and how many models the applicant had reviewed in preparing this application.

Randy Walker, applicant’s legal counsel, discussed the 5 variance criteria responses as submitted.

A. Cline asked for public comment in support of the application. There was none.

A. Cline asked for public comment not in support of the application. There was none.

A. Cline asked for general project comments from the public.

Ruth Anne Bell asked about wildlife pattern disturbance, wetland impacts, and noted not wanting to see the area disturbed.

Mitchel Merrow stated concerns related to traffic and noted some distinctions between the proposed project and Birch Hill Estates.

R. Walker asked if there were any questions to be addressed prior to close of the public hearing.

S. Silk asked if there was cost comparison between downtown apartment rent and the cost of living in the proposed units.

R. Walker stated he did not have that number however, he noted however the proposed units will sell quickly given the demand for housing.

S. Silk noted referenced regulations calling for water and sewer and noted this project has only water, no sewer.

T. Austin read the whole paragraph in §175-144 to denote onsite soil loading also permits the 2 unit/AC density if soils are adequate.

Board and applicant discussed economics of the project.

S. Silk questioned the unit and lot sizing. G. Hutchinson restated the dimensions.

T. Austin noted such dimensions are not binding as they are not the basis of the variance request.

S. Ryan motioned to continue all of the projects on the agenda to 7:00 PM, June 27, 2022, Great Hall, Wolfeboro Town Hall, 84 S. Main Street, Wolfeboro, NH 03984. S. Silk seconded the motion which passed with a 4-1-0 vote, A. Cline voting “no.”

Board discussed consultation with Town Counsel. The Board agreed to submit their questions to T. Austin by 4 PM June 15, 2022. T. Austin will forward questions to Counsel and work to establish an in person—Zoom/GotoMeeting Option—with Board and Counsel prior to the June 27, 2022 meeting date.

No other business was discussed.

S. Ryan motioned to adjourn at 09:45PM. T. Cronin seconded the motion which passed with a unanimous vote.

Meeting Adjourned.

Submitted by T. Austin