

**TOWN OF WOLFEBORO  
PLANNING BOARD  
November 19, 2019  
MINUTES**

**Members Present:** Kathy Barnard, Chairman, Vaune Dugan, Vice-Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Peter Goodwin, Susan Repplier, Members.

**Members Absent:** Dave Alessandrini, Alternate.

**Staff Present:** Matt Sullivan, Director of Planning and Development, Cathleen LaPierre, recording secretary.

*Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Town Hall Great Hall.*

**I. Introduction of Board Members**

Chairman Barnard introduced the members of the Planning Board and Staff.

**II. Scheduled Appointments / Public Hearings / Public Forum**

**Samuel Avery House, LLC**

**Agent: Scott Lawyler**

**Site Plan Review; Restaurant, Commercial Space & Multi-Family**

**Tax Map #218-122, Case #2019-22**

Kathy Barnard read the item into the record and stated this was continued from November 5<sup>th</sup> due to questions pertaining to parking spaces. She noted Peter Goodwin, Brad Harriman, and Vaune Dugan's absence at the previous meeting and suggested an overview on the project from Peter Cooke and his agent.

Peter Cooke stated Randy Tetreault and Scott Lawyler with Norway Plains Associates were present. He then provided a quick overview stating they were looking to preserve the front of the building adjacent to the Pickering House (formerly Beyond the Basics space) and remove the structurally failed rear addition to the property. The proposal includes a restaurant in the front of the building on the first floor, with a kitchen/delivery/loading area on the right hand side for local, small box delivery trucks. Behind the original building will be a patio garden space. Towards the rear there will be a 3<sup>rd</sup> building for an additional 4 hotel rooms, along with commercial and apartment spaces. As Kathy Barnard mentioned there were questions pertaining to parking to which he turned it over to Scott Lawyler.

Scott Lawyler distributed revised plans to the Board. When going back to address the parking comments, a chart was added to the plan set outlining (based on the Wolfeboro regulations) different land uses and the number of spaces required for each land unit. The number of spaces and their location are shown relative to the property. There is a multi-family component located on the 3<sup>rd</sup> floor, which requires 3 spaces, the plan shows 4 parking spaces. The hotel/inn requires 1 space per room (4 spaces) and a total of 8 spaces will be available, one of which will be ADA/Van accessible. The 50 seat restaurant requires 1 parking space for 4 seats and an additional 100 net floor area which results in 16 required parking spaces. The office space requires 1 space for 200 SF, there is approximately 1,472 SF resulting in 6 parking spaces. From reading the ordinance the restaurant/multi-family/inn parking spaces must be located on the property. However, within the Central Business District there is a provision to allow the use of parking within 500 ft. of walking distance from the proposed development. He referenced the 3<sup>rd</sup> sheet (a Google Earth Map) provided that showed the downtown area within the 500 ft. radius which delineates 68 parking spaces within walking distance. He clarified the 8 ft. wide ADA parking space will be all pavers. Lastly, the fairly sizable existing lilac tree in the rear parking area along with the current shade tree meets the requirements.

Mike Hodder thanked Scott Lawyler for the plans, and stated the walking paths to and from the site were clear.

Matt Sullivan reiterated from the previous meeting, the hours to be from 5:00pm-10:00pm as a condition of approval and the access way could be treated as a driveway; therefore, is compliant with the access standards within the ordinance.

Kathy Barnard asked to clarify a waiver would not be needed.

Matt Sullivan confirmed a waiver is not needed. Another item to touch on, the Board had requested whether there was relief within the landscaping standard to grant less than the required trees. The 5 existing spaces without the tree are existing, the 3 spaces being added are being provided with the tree, so really they are increasing the conformity of the site and believe no waiver would be needed. The applicant has addressed the provision of the parking standard that caused confusion. Due to the requirement for onsite parking, he will be recommending a condition that the plans be amended to state clearly that 3 spaces of the 8 spaces will be guaranteed for the tenants to avoid an issue in the future with another owner etc.

Mike Hodder asked for the owner and agent to comment on that last requirement.

Peter Cooke agreed to the condition to amend the plans.

Matt Sullivan confirmed that had been discussed with the applicant previously.

Peter Cooke confirmed and stated they anticipate some flexibility between spaces i.e. the commercial spaces on the 2<sup>nd</sup> floor would be daytime use.

John Thurston asked about the deeded easement access.

Matt Sullivan stated he had requested in his review the applicant be responsible for prep of a reciprocal easement plan to incorporate as part of the plan set that provides access and parking easement. He spoke to the applicant as part of the TRC process.

Peter Cooke confirmed.

Matt Sullivan suggested that be a condition of approval to guarantee access.

Peter Goodwin suggested this particular establishment is not competing the same way with a huge number of other businesses for the on street parking etc. Therefore, this is much easier to deal with as compared with other establishments in the center of town.

**It was moved by Mike Hodder and seconded by Vaune Dugan to accept the application as complete. All members voted in favor. The motion passed. 7-0.**

Kathy Barnard opened the public hearing for comments.

Mr. Burke, owner of 112 North Main Street noted the importance of working to maintain the character of town and is in favor of turning old buildings into new uses as long as it is within maintaining the character of the town. What Mr. & Mrs. Cooke have done with the Pickering House is wonderful; it's a beautiful addition to town, and hopes for the same with regard to the new addition.

Matt Sullivan handed a conceptual copy of the plan to Mr. Burke and read the following 12 conditions of approval, he noted #9 was removed and 2 additional conditions added, #11, and #12:

The Planning Board may wish to consider the following conditions should all other outstanding items within this review be addressed by the applicant. The following plans, as amended to the date of this approval are incorporated into the approval:

- Plan 1.** Pavilion Building Site Plan Review Application, Cover Sheet, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 2.** Pavilion Building Site Plan Review Application, Existing Features Plan, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 3.** Pavilion Building Site Plan Review Application, Overall Site Plan, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 4.** Pavilion Building Site Plan Review Application, Site Layout Plan Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 5.** Pavilion Building Site Plan Review Application, Grading and Drainage Plan, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 6.** Pavilion Building Site Plan Review Application, Utility Plan, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 7.** Pavilion Building Site Plan Review Application, Construction Details, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 8.** Pavilion Building Site Plan Review Application, Utility Details, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
  - Plan 9.** Pavilion Building Site Plan Review Application, Front View West Facing Plan, Dated October, 2019
  - Plan 10.** Pavilion Building Site Plan Review Application, Front View East Facing Plan, Dated October, 2019
  - Plan 11.** Pavilion Building Site Plan Review Application, Offsite Parking Sketch, Samuel Avery House, LLC., 126 South Main Street, Wolfeboro, NH, 03894, Tax Map 218 Lot 122 prepared by Norway Plains Associates, Inc., P.O. Box 249, Rochester, NH 03867. Dated October, 2019
1. The applicant shall be responsible for the payment of all recording fees.
  2. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
  3. Receipt of all federal, state, and local permits including but not limited to Town of Wolfeboro Building Permits and Signage Permitting.
  4. All final plans to be stamped by a Licensed Land Surveyor and Professional Engineer.
  5. The applicant shall be responsible for the preparation of a reciprocal easement plan, to be incorporated as part of this planset, and reciprocal access, drainage, and parking easement documentation, to be reviewed by the Town of Wolfeboro, or their designee. These easements shall be recorded prior to the final approval and signing of plans.
  6. A letter of site ADA compliance shall be prepared by the applicant or their agent.
  7. The Utility Plan shall be revised to indicate "Town of Wolfeboro" sewer connection.
  9. ~~Parking standards plan references shall be amended to indicate the required residential parking spaces.~~
  9. Installation of erosion control measures and inspection by the Town prior to any construction activities.
  10. The applicant shall enter into a Construction Observation Agreement with the Town's consulting engineer for site work. The cost shall be borne by the applicant.
  11. Entertainment be limited to weekday hours of 5:00pm to 10:00pm and weekend hours of 12:00pm to 10:00pm for outdoor dining hours and outdoor music only.
  12. The planset shall be amended to reflect that 3 spaces of the 8 presented are reserved for residential tenants.

*There being no further comments or questions from the public, Kathy Barnard closed the public hearing.*

**It was moved by Mike Hodder and seconded by John Thurston to approve the Site Plan Review application as presented with the 12 conditions of approval for Samuel Avery House, LLC, Tax Map #218-122, Case #2019-22. All members voted in favor. The motion passed. 7-0.**

**III. Public Comment**  
N/A

**IV. Action Items**  
N/A

**V. Communications & Miscellaneous**  
N/A

**VI. Work Session**

**Girl Scout Presentation of MED Generation Building Concept**

Matt Sullivan noted the Girls Scouts presented to the Board of Selectman last Wednesday. They did a fantastic job discussing a project they undertook to look at the municipal electric generation building and a potential reuse of that site. He commended the Girl Scouts for their hard work on the project and stated their expectation this evening is to build some momentum to what they are proposing.

Kathy Barnard stated this is mentioned in the Master Plan as something to look at and has been on the CIP for years to do something with this building and noted her excitement for the project.

The Girl Scouts discussed their proposal, see attached.

Kathy Barnard suggested they might be able to obtain some private funding.

John Thurston questioned separation within the building and how many can occupy the space.

A member of the Girl Scouts replied a partition will be available to divide the room and wasn't certain as to the number of people the building could contain.

Matt Sullivan suggested they speak to the Fire Department as to the occupancy allowance but estimated 200 people.

Vaune Dugan referred to the exterior of the building as there are beautiful widows and brick work etc. she recommended looking into a deck for the outdoor space.

Matt Sullivan asked what would happen with the phone booth.

A member of the Girl Scouts replied, everything would remain as is, the phone booth would stay.

Mike Hodder asked how far along they are on the petition warrant article.

A member of the Girl Scouts replied they are still in the process.

Matt Sullivan noted he met with the Girl Scouts and suggested an accurate number be provided and to anticipate escalation.

Kathy Barnard questioned the \$30,000 for the kitchen and recommended 2<sup>nd</sup> hand equipment and grants to bring the cost down for the tax payer.

A member of the Girl Scouts stated a great deal of people have asked how to donate.

Matt Sullivan stated they might not need town support.

Mike Hodder urged the Girl Scouts to get the petition warrant article completed with a realistic number, obtain someone to help with the language, and work on getting 25 signatures so the town can vote on this in March. It seems the town could offer up \$20,000-\$30,000 for this as well.

Brad Harriman noted how long this has been talked about and is pleased to see something being done.

*Kathy Barnard opened the public hearing for comments.*

*There being no comments or questions from the public, Kathy Barnard closed the public hearing.*

#### **Short Term Rental Committee Discussion**

Mike Hodder stated he submitted a letter to Kathy Barnard and Matt Sullivan with recommendations pertaining to a committee being put together to study whether or not there is an issue with short term rentals. The Board heard testimony at the Master Plan hearing from those involved with party houses next door to them stating there is a huge problem as well as those who pleaded there wasn't an issue. Therefore, the Board doesn't really know if there is a problem and the only way to find out is to get a committee to research to see if the Board needs to become involved. He referred to 2 bills, SB 69, a bill to regulate short term rentals and HB 655, which permits a town to make bylaws regulating disorderly houses. See letter attached outlining the proposed committee as well as a letter from a property owner.

John Thurston questioned if a house is found disorderly, is that criminal and how is that handled.

Matt Sullivan replied he thought it was enabling, in other words it allows towns and cities to then make that declaration at their own discretion.

Mike Hodder stated it simply amends the existing statute. The state doesn't declare it to be a misdemeanor, it states a town can declare a house a disorderly house under its own ordinances, requirements, and police powers. It doesn't say what the penalty might be or what the enforcement action is, it simply says what a disorderly house is. It leaves it up to the town to decide what to do.

John Thurston stated it doesn't sound like a land use issue, more like a police issue.

Mike Hodder agreed and stated this empowers the towns to give them additional edge over some of the activities that have gone in some of the short term rentals. What the Board has heard are some of the horror stories while most of the time things have gone along just fine but there is a need to look into. Based on the stories heard, personally, I would hate that going on next to me. If there's a problem we need to figure out how to respond to it.

Peter Goodwin stated the shorter the term, or rental, the worse the issue. For instance, you can't keep a party going for two weeks.

Mike Hodder stated that could be the case, but the Board just doesn't know enough. Airbnb is aware there is a problem and are sending out questionnaires in an attempt to establish what kind of people are renting etc. They are worried about being regulated out of their own businesses. That being said, if they recognize there is a problem then it behooves us to look into.

Vaune Dugan stated the Board should be cautious as there has been a long term history of rental properties on the lakes and this would impact a number of property owners if it were to be changed.

Mike Hodder agreed and stated what they are dealing with is not so much the change of behavior but a way of accessing that behavior. He suggested the availability through Airbnb and other places is allowing growth of a different kind of rental behavior. The Board won't know anything for certain until it's been researched.

Kathy Barnard agreed with Vaune Dugan and stated there a quite a few folks who rent out their homes and count on the income.

John Thurston referred to a letter received from a citizen a few weeks back and stated he had some good points such as not being able to enforce the rules we currently have; therefore, why create more rules if that's the case. If the town runs at 99% complete occupancy in the summer time, and we took all the rentals out of play, where would people stay?

Matt Sullivan stated the letter had some good points but some of the statements within the letter were not factual such as the enforcement issues.

Mike Hodder stated what the Board is dealing with isn't something that's new, the way to access it is new. We don't know if there is a problem; therefore, regulations and rules shouldn't be considered at this stage. We need to see if Wolfeboro is dealing with a problem, and if it is, what the people think we should do about it and then what does the Board think we should do about it.

Peter Goodwin stated a critical change is rentals use to be 1-2 weeks, now they are short term.

Susan Repplier stated she rents her place out for a week at a time, a party took place one night out of the 7 nights they were there. Then there are folks who rent for a weekend who are perfectly behaved people; therefore, don't feel it's the length of time but rather the people who rent.

Peter Goodwin stated a change that has occurred in the rental market is in the last 20 years, because now you can get a short term rental. Of course there are going to be folks who are poorly behaved and then you don't bring those people back again. It's a fundamental change though that needs to be looked at.

Matt Sullivan noted a vetting tool for Airbnb as they are able to rate their guests.

Mike Hodder stated their vetting tools have failed, the system in place hasn't been successful. We've heard nothing from the other places, Airbnb is in the forefront but there are others.

**It was moved by Peter Goodwin and seconded by John Thurston to form the committee with the membership presented by Mike Hodder. All members voted in favor. The motion passed. 7-0.**

Matt Sullivan noted he will advertise for the committee.

**It was moved by Mike Hodder and seconded by Peter Goodwin to appoint Kathy Barnard as Committee Chair of the Short Term Rental Committee. All members voted in favor. The motion passed. 7-0.**

#### **Telecommunications Ordinance Discussion**

Matt Sullivan stated the primary item to be discussed this evening is whether or not to restrict where telecommunications facilities can be constructed based on zoning districts or whether the town should be opening up the restrictions to all zoning districts and rely only on dimensional requirements. He recommended removing the zoning based requirements and going towards an open system relying on the dimensionals.

Kathy Barnard stated the Master Plan supports great access.

Matt Sullivan agreed and stated this evenings discussion is whether the Board would like to proceed with a district based regulation or a dimensional based regulation.

Mike Hodder questioned where they were with the ordinance.

Matt Sullivan replied the ordinance in its final form with the exception of the 2 amendments sent along that required modifications to be incorporated in the draft.

Mike Hodder asked if it needed to be discussed.

Matt Sullivan replied no.

Brad Harriman stated it's important to keep in mind technology will be changing, i.e. 5G and believes poles will be something of the past.

Mike Hodder asked if this would apply to 5G.

Matt Sullivan stated this ordinance is only to address installations on private property and stated Brad Harriman is absolutely correct, that in mind, the form of telecommunications equipment is going to change over time. For that reason I'm recommending that you allow camouflage facilities by right in every district but they should be required to prove if camouflage is not for some reason feasible. This should be maintained within the ordinance.

Mike Hodder stated 5G technology is costly, difficult, and is not likely to come to Wolfeboro in the near future. Coverage is spotty in places and feel we are likely to continue using cell towers and believe it's important to deal with 175-161 now and allow new towers everywhere but shorefront.

Matt Sullivan asked if Mike Hodder was stating all zoning districts with exception of the shore front residential district.

Mike Hodder confirmed.

Consensus of the Board agreed to hear all 7 zoning amendments December 17<sup>th</sup>.

#### **2019/2020 Work Plan Review**

Matt Sullivan reviewed the Work Program and noted the following changes:

- Determine how to proceed with Master Plan Implementation Committee in December
- GWRSD, proposing adding the school district as a permanent member
- Plan for adoption of Architectural Design Standards – January 21<sup>st</sup>
- Removed Zoning Map Revisions
- Complete rewrite of Revised Road Standards before April 2020
- Impact Fee Basis, still exists today
- Remove joint meeting with the Chamber
- Will return to the Board to get a letter of support for the PlanNH Charrette for Lehner/Railroad Ave. area
- The dimensional table for zones is already being used
- Look into CCRC
- Pine Hill Road/Filter Bed Road study look into next summer or fall
- Storm water mitigation needs to be looked into
- Review Waiver provisions at next meeting

Mike Hodder noted to make an amendment in the bylaws to the CIP to allow for more than 1 or 2 elected members.

#### **VII. New Business**

Mike Hodder questioned if there was any information from Barry Muccio with regard to the LED lighting.

Matt Sullivan replied no.

Mike Hodder asked if there was any change on the Wolfeboro Business District Boundary change.

Matt Sullivan replied he had a lengthy conversation with the interested party, made them aware of their options and shared the minutes from the meeting.

**VIII. Approval of Minutes**

November 5, 2019

Corrections: Correct "Write" Museum to "Wright" Museum.

**It was moved by Mike Hodder and seconded by John Thurston to approve the November 5, 2019 Wolfeboro Planning Board minutes as amended. Kathy Barnard, Vaune Dugan, Peter Goodwin, and Susan Repplier voted in favor. Brad Harriman abstained. The motion passed. 6-1.**

**IX. Planning Board Subcommittee Reports**

N/A

**It was moved by Mike Hodder and seconded by Kathy Barnard to adjourn the November 19, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.**

There being no further business, the meeting adjourned at 9:08 PM.

Respectfully Submitted,

*Cathleen LaPierre*

Cathy LaPierre

***\*\*Please note these minutes are subject to amendments and approval at a later date. \*\****



## Matthew Sullivan

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**From:** mikeh <mikeh@mailbox.org>  
**Sent:** Friday, November 08, 2019 9:03 AM  
**To:** Matthew Sullivan; Kathy Barnard  
**Subject:** Short Term Rentals Committee

Kathy & Matt:

Such a committee would be appointed to study the situation in Town and craft recommendations as necessary for the Town's executive and planning leaderships. The committee should be appointed by the Planning Board as the likeliest solutions to problems uncovered will require publicly approved land use regulation changes, not just executive or enforcement action.

One way of constituting such a committee would be as follows:

Committee Chair:  
Chair of the Planning Board

Members:  
Planning Board (1)  
Board of Selectmen (1)  
Chamber of Commerce nominee (1)  
Members at Large (2)

Staff:  
Town Planner  
Town Manager  
Codes Officer  
WPD nominee (1)  
WFRD nominee (1)

Perhaps this might serve as a focus for the board's discussion at the November 19 work session.

Mike Hodder

bnGood Evening, Thank you for letting us present our idea to you tonight.

We are The Electric Llamas, a girl scout robotics team from Wolfeboro.

**This is Adrianna,**

**This is Amelia,**

**This is Evelyn**

**This is Miriam**

**And I am Avalyn.**

We compete in the First Lego League, a world wide program. This is our 5th year and we are very excited. Every year, our team competes in a regional event. To compete, our team must build and program a robot to complete certain tasks and we must complete a project. This year the project is to look around our community and find a building or space that is underused, abandoned, or in need of a new use. Then create a plan for its potential utilization. We would like to thank all the professionals who have given us their time and the town employees who have encouraged us and helped us learn.

To start the project process we set up a meeting with our town to get an idea of what they thought we could consider. We met with Dave Ford and he helped us learn more about our town and he gave us some ideas and possible projects to think about. We then looked around our community to find a building or space we felt we could learn more about.

Through all of our searching, we came up with four buildings that we felt were underused or in need of updating. These buildings were the ice rink, community center, old citizens bank, and the electrical building. We chose to consider these buildings because we felt they shared similar aspects of misuse of space, under maintenance, or are derelict. Dave suggested we look into working with the old generator building which we ultimately chose. This was because it had a lot of space, it is a great location, and it has a great history for our town. It is not currently being used for the communities benefit, meaning renovations wouldn't hinder the community, because it wasn't on the verge of crumbling, plus there is already a cost to upkeep the building so let's put it to use! We would love to have this building to generate money to cover the costs of its operation instead of just costing the town money and not producing anything.

Once we had chosen a building, we next thought about what we could use it for. In our conversation with Dave he pointed us in a few directions. After our meeting, we then met with Christine, the director of parks and rec to get her take on what our community was missing. We had first thought that we could build new parks and rec offices. But after our meeting we understood that Parks and Rec are

happy with their location and although they could use new offices we wanted to help our community as a whole. We realized the community was missing a nice, usable community center with a commercial kitchen. Along with a permanent location for a senior center, a place for parks and rec children to relocate in case of rain, and a year long location for community based events.

Currently the electrical building is used for the town office's storage. The last time it was occupied for town use was when it was used to generate backup electricity for the town before it closed back in 2008, but has been vacant since then.

To help understand what our town members wanted we created a survey. We spend a day in late August, conducting surveys downtown. We asked store employees and people on the sidewalk. We got a few summer residents, visitors and a lot of year-round residents. We were able to collect approximately 50 surveys. Then we put our survey on Facebook in a Wolfeboro Town page. We also had lunch with the seniors to talk to them about our idea and to have them take the survey. To date we have 122 responses.

Our survey asked...

1. Do you know where the community center is?

81% do know where the community center is.

1. Did you know you could rent the community center?

Only 58% knew that they could rent the center.

1. Would you rent the community center as it is now?

83% said NO!!!

1. Would you be in favor of preserving the generator building for town use?

90% overwhelming in favor of preservation for town use!

We then asked about what our town has and is or missing.

1. Does the town have a commercial kitchen?

94% said NO

1. Are you aware that we have a town funded Senior center without a permanent space?

74% said NO they did not know that we had a senior center

Lastly we presented our idea of converting the generator building into a community center and asked them to rate our proposal on a scale of 1-5, with 5 being the highest.

- 1- Extremely bad was 1.6% or 2 people
- 2 - NOt good was 0
- 3- Neutral was 7.5% or 9 people
- 4-Good was 20.7% or 25 people
- 5- Extremely Good was 70% or 85 people.

After analyzing the results we noticed a few things: That residents know about the community center but would not rent it. Residents overwhelmingly were in favor of preserving the generator building for town use. We also asked our survey takers what they felt our town was missing and the largest theme was a large open multipurpose year round room with a space for community events and young people. Also we heard from some fire fighters who would like to use the old community center as a training exercise when we demolish it. Which would be ironic because it was once the fire department, plus it helps reduce demolition costs.

Using the survey responses we updated our plan keeping in mind all the possible uses we could fit in to our space. We propose converting the old electrical generator building, the beautiful brick building located on Lehner Street into a new community center with a with a 3 room structure.

- The first room would be the front hall. It would be a large room with 2400 square feet with ADA compliant restrooms and would be located right off the street. Complete with handicap parking.
- The second room would be a smaller room off the back of the hall. We would add this level on top of the existing back building. It would be a 1100 square foot game rec room with a TV and game tables. This would have access to the front room bathrooms.
- The third room would be a 1200 square foot commercial kitchen. It is located beneath the game room in the existing back building, on a lower floor. It would include a restroom, a pantry, and plenty of open space with table space for classes and food prep.
- We would also include a rooftop garden with an outdoor classroom space.

We have included an elevator so that we are ADA compliant, it would have access to all floors and the roof. Our plan would be a permanent location for the senior center, It includes projection screen for town movie nights in the winter, a rock wall for town use. And in the summer an alternative space for parks and rec. With solar panels to help cut costs. The center would be available for public rent and community meetings, hopefully be a permanent site for a winter farmers market and perhaps a monthly artisans market. We would use many historical photos and tools to decorate the building. We would demolish the current community center for more public parking and create a stairwell from the municipal

parking on the bridge falls path for safe travel for parks and rec children as well as overflow parking on community nights.

Throughout the process, we have met with many professionals who have helped us form our proposal and our budget.

- We met with Lindsey Nelson from the Clean Energy Collective. She is the Senior Manager in charge of Project development. She explained how solar panels work and helped us form our plan. She explained that this could help us cut our energy cost by at least 60% depending on the building usage. And we can expect to recoup our initial cost in 8-10 years.
- We have worked with Barry Muccio, Director of Operations for the Electric Department. He was able to give us a tour of the inside of the building. We now that there is an issue with an oil leak and we have included that issue in our budget.
- We also met with Heather Bos From All Ways Accessible an elevator company, she helped us find the specific elevator that meets our needs. We found we needed to include and addition room next to the elevator shaft that we included in our design.
- Throughout this process we have relied on Kurt Clason from K.A. Clason Fine Woodworking and Remodeling to help us understand a renovation project. He lent us access to his architecture program, Chief Architect, with such access, we created a digital model of the building.
- We spoke with Amy Capone-Muccio, Director/President of the senior center. She explained how the center is funded and the different obstacles they face as an organization without a home. She also explained the different activities the seniors participate in and the things they would love to be able to do.
- We corresponded with Eldorado Climbing, a rock wall company, they helped to give us prices for the different aspects of the rock wall.
- We have met with Liz Venus, a local Architect who is currently involved in the Silva Dentistry Remodel located next to the current community center. She helped explain the process for a Feasibility Report and how a building goes from an idea to a finished project.
- We also consulted with Peter Lambert from Thermopride. A manufacturer of furnaces. He quoted us a price for a new system.
- Finally we visited a Community Center in Meredith because we thought it would be important to visit a building like the one we want to create. We met with Vint Choiniere,

Meredith Parks and Rec Director, who was one of the collaborators in planning the Meredith Community Center. We learned about his process and the pros and cons of a project like we want to create. He gave us some great ideas and we updated our project with it. We also wanted to talk to him about his community center rock wall and to see how that is working for them.

To help us visualize this project I was able to use the program Chief Architect with the instruction of Kurt. I first created the building as it is now. Then I took that building and modified it to show how we wanted to change the building. I added all the improvements and upgrades as we continued to talk about what our community needed. To maximize the large open hall we chose to add the bathroom into the back structure to give us a large 2400 square foot room.

The people who would benefit most from this plan are the seniors, children, and overall, every community members. It would create a space for community events all through the year but also a large space to rent out to community members. The ability to have a multipurpose room for rent that could be used for weddings, birthdays, family reunion and endless more possibilities. Our rock wall would be available to rent as well. With the proper equipment and trained personnel provided by the town at their availability and for an additional cost. During the winter months the senior center would be able to use the room and kitchen as their permanent space. They would no longer need to use a different building to have special programs. Currently they use the church kitchen and the town attic for fun events. Having everything located in one place would be easier to coordinate activities and we feel would entice more seniors to stay active and social. Having them in a space where children also hang out might make some crossover activities beneficial to all. We have found that having an updated Community Center would have a positive affect on our

MODEL REVEAL.....

Budget:

Please see the budget we have created in your packet. Our budget consists of the following:

- Removals:

We assumed that there may be lead paint and asbestos, therefore we included the removal in our budget using the average price per square foot from our research. We have included the price for demolition for the current community center once the firemen have used the building as a training exercise. We included removal for the dirt that may have been contaminated by the oil leak. Removal would be \$365,000.

- Building:

We consulted with our builder and he priced us at \$500 square foot for the renovations. That would include all new walls, insulation, bathrooms wiring, plumbing, lighting and more. We also include the cement repour to fill in holes and to level all floors. We are installing a hydraulic elevator and mechanical room to keep the fluid warm. This elevator would have access to the kitchen, the roof and the main floor. We also included a new heating and cooling system. A cooled building will be easier to rent and make our kids and staff safe and happy in the summer! We have included solar panels in our budget as well because we want to reduce the cost of our building use and to have a greener town. Building cost would be \$2,880,000.

- Interior:

We added a Rock Wall to the large room because we all thought it would be a fun thing to have available for our residents. We spoke with Vint from the Meredith Community Center where they have a rock wall. He said it is the #1 rented space. It didn't change their insurance by much and they are all trained to help out. With the automatic belayers it does not take a lot of training to run and one person can run all the lines. We have also included a price for kitchen appliances based on our research. Interior cost would be \$85,000.

- Accessories:

We have included prices for a partition wall that would come down in the big hall to separate the room into two smaller sections. It would unfold vertically from the ceiling. We also included a large projection screen for movie nights, miscellaneous kitchen equipment, popcorn machine, tables and chairs, rock wall training, games and floor markings. Accessories would be \$143,500

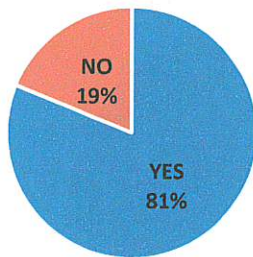
- You will also see price for landscaping and the design work for \$400,000

The total for our project would be \$3,873,500. We know that we have budgeted on the high side because we would rather be too high than too low. We took the top estimates for all the line items and we consulted with the architect who said our numbers were realistic but high!

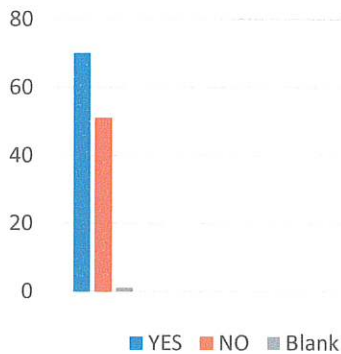
After meeting with Liz Venus the Architect she gave us a number for a Feasibility Report. She quoted us a price of 18,000 to 25,00 for a report. Because the land nearby has just been renovated there may already be plenty of data available for the report. For this price she is confident that we can have the testing done and have simple drawings designed. **We would like to have you support the petition warrant article that we are putting together.** Thank you for listening to our presentation. We will gladly take any questions.

## Community Survey

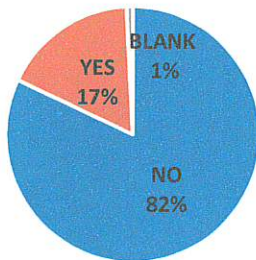
1. Do you know where the community center is? *(It's on Lehner Street next to the old Sanell Building, it has a microwave, fridge and sink. No kitchen. It needs a lot of updating and work)*



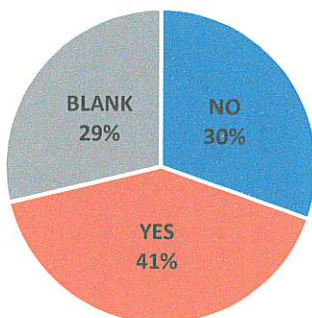
2. Are you aware that you can rent the community center from the town?



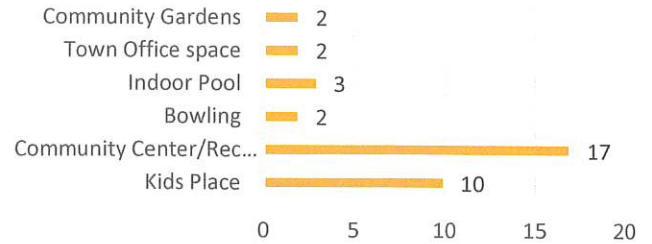
3. Would you rent the community center as it is now?



4. Do you know where the former municipal electrical generator building is? *(Lehner street, brick building)*

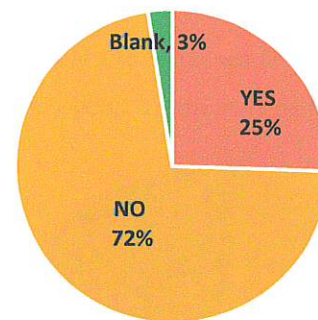


5. Is there something community based our town is missing?

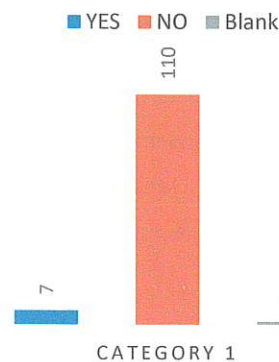


Other responses included: gymnastics, karate, movies public parking, stores, soup kitchen and art center

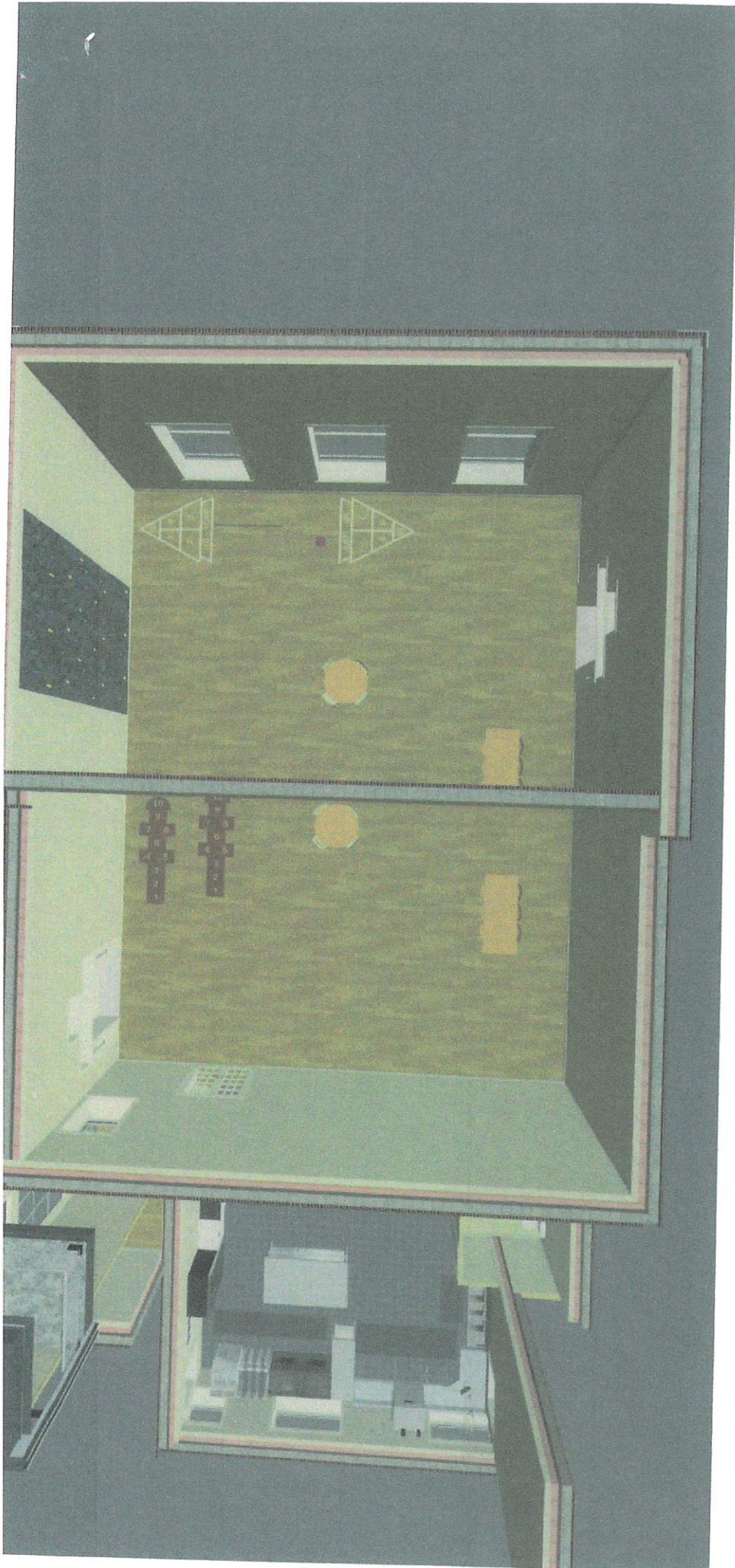
6. Do you know of any organizations in town that needs a space? *Seniors, artists space, meeting space*
7. Are you aware that we have a town funded senior center without a permanent space?



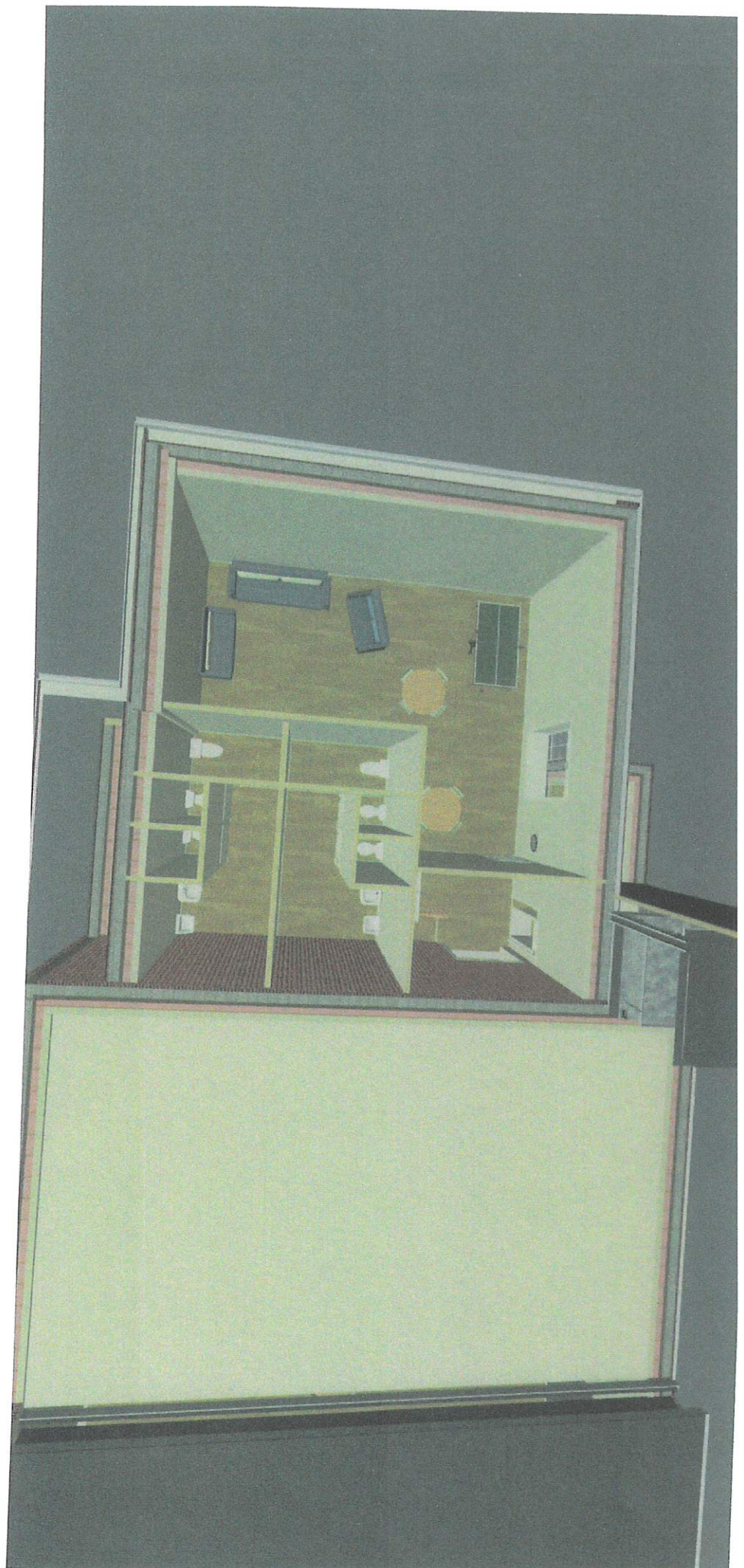
8. Do you know if the town has a commercial kitchen for town/community use? *(It does not, even will all then new and upgraded buildings)*











# Community Center Budget

## Removals

Community Center Demo	\$	200,000.00
Asbestos Removal (\$20sf)	\$	125,000.00
Lead Paint Removal (\$15sf)	\$	90,000.00

## Building

Concrete Repour (\$20sf for a 1' slab )	\$	150,000.00
Renovations (\$500 sf)	\$	2,500,000.00
<i>This includes, new wall, insulation electric wiring, lighting, bathroom ect.</i>		
Elevator		\$80,000
New Heating and Cooling	\$	50,000.00
Solar Panels (will expenses cost by 60%)		\$100,000

## Interior

Rock Wall (auto-belay, realistic rocks)	\$	60,000.00
Kitchen Appliances	\$	30,000.00

## Acessories

Partition Wall	\$	100,000.00
Projection Screen/Equip	\$	15,000.00
Kitchen Equipment	\$	10,000.00
Popcorn Machine	\$	1,000.00
Tables and Chairs	\$	8,000.00
Rock Wall Training	\$	2,000.00
Floor Markings	\$	5,000.00
Games	\$	2,500.00

## Outside

Landscaping	\$	100,000.00
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## Extra

\$	200,000.00
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**TOTAL**

**\$ 3,828,500.00**

Letter sent to the State Legislators for Wolfeboro on 10/15/2019

Re: SB69, An Act Relative to Short-Term Rentals.

*(Senator Bradley, Rep MacDonald, Rep DesMarais)*

This letter is to convey our utmost disagreement with the proposed SB69, An Act Relative to Short-Term Rentals. We believe that this legislation is hastily written, wrought with significant consequence to property owners and to our local community and state economy.

We (Edward and Ruth Webb) have owned our property in Wolfeboro since the 1960's. Both our parent's owned property in Wolfeboro since the 1940's and 1950's. We could not possibly count the number of times our family has passed by the sign on route 28 welcoming generations of visitors to "Wolfeboro the Oldest Summer Resort in America". Certainly people expect to be able to rent property on the beautiful lakes and in the historic villages. Short-term rentals provide people with an experience that is a gateway to further participation and contribution to our community. SB 69 would destroy our ability to offer the short-term lake front rental as we have done for 19 years. In that 19 years we have paid state rental taxes in excess of \$30,000 with 46% of those contributions in the last 5 years. We rely on the income of this property to retain the property we own. In this way, we hope to keep it in the care of our family for generations to come.

The legislation provides a municipality with carte blanche to develop licensing and taxes or new fees. This new licensing would restrict and infringe on the rights and privileges of the property owner such as to eliminate feasible operation of the short-term rental.

Section 3 of SB69 authorizing the unfettered, unannounced inspection by the Town Health Officer is a beyond reproach infringement of the rights and privileges of property owners. This is most certainly without basis for properties that do not provide meals. There is no way that we could rent our property and then tell our renters that Town Health Officer may come by unannounced, at any time, to enter and inspect the property, and you must not deny them access. No customer would rent a property under these conditions.

We have responsibly managed our short-term rental for nearly 20 years. We enjoy sharing our home and receive gracious and warm-hearted feedback from our renters who are so appreciative of the time they could spend on Rust Pond. We were alerted to this SB69 and discussion when the Wolfeboro Planning Board included in a recent agenda the review of the New Hampshire Municipal Association (NHMA) document on "Municipal Regulation of Short-Term Rentals". It is interesting that the document prepared by the NHMA (2019) does not once mention the positive and essential impact of the short-term rental resource. We believe that this is irresponsible representation. It does not address the potential negative consequences the regulation would have affecting a reduction in short-term rental resource. Guests enjoy the many amenities that Wolfeboro has to offer and spend their tourist dollars supporting our local economy. The NHMA cites examples and supporting evidence that is not applicable to our community, citing European data, and Miami Beach Florida.

We urge you to thwart any forward progress of SB 69 as it is currently written. We feel a more thorough understanding of the specific problems in our communities must be in hand before any legislation can proceed.

Respectfully, on Behalf of Edward A. Webb and Ruth C. Webb of 48 Rusty Lane, Wolfeboro, NH

Douglass E. Webb  
POA for Edward A and Ruth C Webb,  
Trustee 44 Rusty Lane RE Trust  
Trustee 48 Rusty Lane RE Trust  
Wolfeboro, NH 03894

Elaine L. Webb  
Property Manager, 44 Rusty Lane RE Trust

November 12, 2019

Matt Sullivan, Director of Planning & Development  
Kathy Barnard – Chairperson Wolfeboro Planning Board  
Town of Wolfeboro  
84 South Main Street  
Wolfeboro, NH 03894

Director Sullivan,  
Chairwoman Barnard,

RE: Short-Term Rental Discussion and Regulation

This letter is written by Douglass E. Webb and Elaine L. Webb on behalf of Edward and Ruth Webb representing the property held in trust at 44 Rusty Lane. This letter is to express our interest in the discussions in reference to short-term rental municipal regulation. On October 1, 2019, we were informed by other property owners of the 10/1/2019 agenda item under section 5, "NHMA Municipal Regulation of Short-Term Rentals". After reading the NHMA document and we were motivated to write to our legislators in regard to the proposed legislation, SB 69. We have attached that letter for your reference.

At this juncture, we urge the Town of Wolfeboro Planning Department and Planning Board to develop a plan to study the impacts of the short-term rental environment on the Town of Wolfeboro and property owners. It is critical to clearly understand the issues, problems, and benefits of this market resource prior to developing solutions or proposing new regulations or enforcement.

Ruth and Edward Webb have owned the Rusty Lane property in Wolfeboro since the 1960's. The previous generation of Webb's and Campbell's came to Wolfeboro in the 1940's and 1950's. We could not possibly count the number of times our family has passed by the sign on route 28 welcoming generations of visitors to "Wolfeboro the Oldest Summer Resort in America". Certainly people expect to be able to rent property on the beautiful lakes in Wolfeboro. Short-term rentals provide visitors with an experience that is a gateway to further participation and contribution to our community.

We have responsibly managed our short-term rental for nearly 20 years. We enjoy sharing our home and receive gracious and warm-hearted feedback from our guests who are so appreciative of the time they could spend on Rust Pond. Our guests enjoy the many amenities that Wolfeboro has to offer and spend their tourist dollars supporting our local economy. We rely on the income of this property to retain the property we own. In this way, we hope to keep it in the care of our family for generations to come. We are responsible property owners, community members, and Rust Pond Association members.

We would be glad to speak with you on this subject and have provided contact information below. It is difficult for Doug and I to attend the Planning Board meetings on weeknight evenings.

*Douglass E. Webb*

Douglass E. Webb  
POA for Edward A and Ruth C Webb,  
Trustee 44 Rusty Lane RE Trust  
Trustee 48 Rusty Lane RE Trust  
Wolfeboro, NH 03894

*Elaine L. Webb*

Elaine L. Webb  
Property Manager, 44 Rusty Lane RE Trust

Best Contact information for Elaine and Doug Webb  
309 Pearl Street, Reading, MA 01867  
[Elwsail41@verizon.net](mailto:Elwsail41@verizon.net), cell: 781-307-1226