

TOWN OF WOLFEBORO

PLANNING BOARD

Great Hall at Wolfeboro Town Hall – 84 South Main Street

Tuesday April 19, 2022

MINUTES

- I. **Call to Order:** Chair Kathy Barnard opened the meeting at 7:00 PM.

- II. **Members Present:** Kathy Barnard, Chairman, Mike Hodder, Vice-Chairman, Brad Harriman, Selectmen's Representative, Doug Breskin Member, John Thurston, Member, Vaune Dugan Member, Peter Goodwin Member, Julie Jacobs Alternate,

Staff Present: Tavis Austin, Director of Planning and Development

- III. **Public Hearings:**

None

- IV. **Discussion Items:**
 - (a) Charette Next Steps-Maggie Stier
Chairman Barnard invited Maggie Stier Chair of the Wolfeboro Charrette Steering Committee to speak about the findings from the October 2021 Plan NH Charrette visit.

Maggie Stier and Ann Blodgett both from the Heritage Committee thanked the Board for inviting them to present Plan NH recommendations.

M. Stier explained that these recommendations are a General Vision, and the ideas are solely at the Town's discretion

A. Blodgett stated that this is a primary to thoughtful planning.

M. Stier commented that some of these recommendations make sense, and some are not doable.

M. Stier asked about Next Steps after the presentation of Plan NH recommendations. She suggested that the Heritage committee would like the Boards in Town to review the packet and make recommendations. Then Hold a Public Hearing for the residents

to get their input. She also said they would ask the Selectmen to create a Timeline and accountability.

P. Goodwin said that some of the ideas are not the majority view but the loud voice view. Also concerned about the cost of some of the ideas. Feels we need to look at what is realistic.

A. Blodgett believes that evolution of these ideas do germinate

V. Dugan thinks that some recommendations are realistic and easy

K. Barnard asked B. Harriman about the Town buying some of the properties and then selling them.

B. Harriman said he won't speak for the entire Selectboard, but the idea of the Town getting into real estate is something they haven't entertained, and it probably would be a case-by-case issue.

D. Breskin suggested possibly working with a Commercial Developer on some of the suggested items.

M. Hodder would take out the "Blue Sky" suggestions and come up with ones that can be attacked, instead of presenting the entire document

S. Stier said that she doesn't feel qualified to make the decision on what stays and what come out. Her expertise is preserving the Heritage of the Town.

M. Hodder mentioned that the maybe the Wolfeboro Charrette Steering Committee could filter out the suggestions

P. Goodwin, agreed with M. Hodder, and feels that the "Blue Sky" issues should be taken out

M. Hodder made reference to page 22 and stated that the planning board are currently working on these issues

J. Thurston feels that they should focus on realistic visions.

K. Barnard suggested that the Planning Board review Plan NH findings and form a group to discuss and bring their findings back to M. Stier.

M. Stier also made comment to Grants being available for some of the issues that would be focused on.

K. Barnard stated that further discussion will continue at the June Meeting.

(b) ADU discussion

T. Austin addressed the Board with some wording changes as requested by the Planning Board at last meeting.

M. Hodder offered a list of suggestions from Nearby Towns, the list included the following suggestions:

Permitted Zones; Dimensional Requirements; Number of ADU's allowed;
Architectural & Neighborhood Design Details; Parking Requirements
Limitations on Permitting; and Septic Restrictions

Mr. Hodder also offered some recommended conditions to consider expressly for detached ADU's.

K. Barnard asked how to specify that this proposed wording, or the ADUs would not be used to support short term rentals.

M. Hodder stated that the Town of Meredith has wording to protect STR rental usage

D. Breskin said that enforcement is a separate issue.

J. Thurston asked how we confront Septic Density.

T. Austin doesn't believe that is relative to ADUs

D. Breskin asked if we allow detached ADU's how do we know what impact it would have on the Sewer System

V. Dugan commented that they would have to show they are complying during the application process

K. Barnard asked Tavis if he believes we could bring this to Public Hearing in June

T. Austin said if the Board has the language to work with, he would agree with the idea of a public forum.

K. Barnard suggested the Board come up with a draft to be ready for Public forum, so the residents know why we are addressing this issue. Also feels the issue needs to go to Public Hearing before it becomes an ordinance. feedback from the forum could then be used to go to public hearings.

P. Goodwin agrees that the issue needs to go to the Public first.

K. Barnard asked T. Austin to speak with Counsel. T. Austin said that he could pass drafted language by counsel.

K. Barnard said she would like him to ask her opinion about the issue.

K. Barnard asked if anyone would like to entertain a motion. M. Hodder made a motion that the Board agrees to investigate adding provisions to 175.57.1 to allow for attached & detached ADU's.

P. Goodwin seconded the motion, J. Thurston voted no, M. Hodder abstained. Motion passed (4,1,1)

V. Public Comments:

Daryl Sarver from McManus Road spoke to his concern about not adopting detached ADU's. He noted the need for folks coming to the area to be able to find housing other than a hotel and noted that property owners should be able to utilize their ADUs as is most appropriate for them.

A. Blodgett spoke to her concern about allowing detached ADU's as they would add to the STR problem.

VI. Other Business:

(a) Review Minutes April 05, 2022

V. Dugan amended page 1, she did not speak to snow load removal, J. Jacobs stated that she did.

M. Hodder made a motion to accept the minutes as amended, K. Barnard seconded the motion all in favor motion passed.

M. Hodder made a motion to adjourn meeting, K. Barnard seconded the motion. All in favor, motion passed. Meeting adjourned at 9:00PM.

Respectfully Submitted,

Jennifer Baraldi

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**** Please note these minutes are subject to amendments and approval later****