

**WOLFEBORO AGRICULTURE COMMISSION**

**March 4, 2021, 7:00pm**

**Meeting Minutes**

**(VIRTUAL MEETING ONLY)**

***VIRTUAL MEETING ACCESS INFORMATION***

MEMBERS PRESENT: Sarah Silk, Vice-Chair, Marge Strunk, Lawreen Strauch, Macy Gotthardt \_\_\_\_\_(insert time she arrived from recording)

ALTERNATES PRESENT: Kurt DeVlyder, David Strauch, Matthew Plache (joined @ 7:47)

MEMBERS ABSENT: Blair Moody, David & Wendy Rodgers

ALTERNATES ABSENT: Alan Frederickson (excused)

BOS REP: David Senecal - absent

- **Read Meeting Procedure:**

Sarah Silk, Vice-Chair acknowledged those present at 7:00, however, due to technical difficulties, the meeting formally started at 7:25. Sarah read the Covid-19 protocol and conducted the Right to Know member roll call attendance and inquiry for any others present in the room with there being none. She announced all votes would be by roll call for the virtual meeting.

Sarah Silk thanked Beverly Woods, IT Assistant and Karen Lancaster, Ag. Secretary for assisting with logging in.

Kurt DeVlyder and Dave Strauch were appointed to sit as Macy Gotthardt, Blair Moody, and Wendy and David Rodgers had not checked into the virtual meeting.

- **Approve 12-3-20 Meeting Minutes:**

There was a brief discussion regarding who made the motion and second for 3-5-20 Minutes in section II. As no one recalled the details, the Minutes were accepted with the date at the top of the page amended to 3-5-20 as the only change.

The motion to accept the 12-3-20 Minutes as written was made by Sarah with a second from Kurt and voted unanimously in favor.

The Vice-Chair introduced Tavis Austin, Town Planner, and Steve Paquin, Codes Officer.

- Discussion with Codes Enforcement & Town Planner:

Accessory Building Requirements began and addressed the need for the accessory building on the premises when not part of primary residence/multiple lots.

Sarah relayed Alan Fredrickson's need for hot water to clean off animal waste, etc. He wanted a bathroom to accommodate those needs. Warrant Article 5 prohibits that. Accessory buildings don't qualify.

Tavis spoke to the exceptions the state makes for agriculture use. A bathroom is not considered habitable space. Habitable space has a 4-point standard, therefore one item is not enough.

Kurt asked which RSA was it that states AG and uses of property being exempt from zoning.

Tavis said it was RSA 674:32-c. The state statute supports AG and tries to keep zoning out of the way of AG. The subsection is about use. Building codes still have to be followed.

Steve Paquin said that building codes are there for safety.

Structure needs wind and snow loads followed.

Sarah reiterated Alan's issue that AG has the need to wash off chemicals, fecal matter, animal bodily fluids, etc.

Tavis said that there is nothing preventing Alan from having a half bath.

Steve said that there is no definition of half-bath.

Sarah said that Alan's permit was for a half-bath. He wanted to put a shower in, but the timing of a new zoning amendment got in the way. He missed the deadline to amend.

Steve said that the state of NH DES regulates all septic systems. If you are going to be rinsing chemicals, DES is going to want oil/water separators. You need a licensed designer for the septic design.

Tavis said that the concern for AG exceptions is that today's haybarn could become tomorrow's house, converting AG use to residential use. Steve responded there is already a process in place to address such non-compliance.

There was some discussion about different types of structures, including hoop houses, and it was stated that waivers are allowed as long as the use is the same. Exemption applies as long as the parcel/structure is in AG use. Kurt's issue is allowed under the NH

AG exemptions. Kurt clarified that Ag people use the term “hoop house” for many greenhouse designs while Steve and Tavis use that term for dark green garage units.

Steve said that whatever structure you put up has to meet the building codes.

In the end it was decided that the best way to address these issues is for folks to make an appointment with the codes officer and come into the office to work through the issues.

Sarah thanked the staff for their attendance, and they left the meeting shortly meeting shortly after 8PM.

- Re-appointment reminder

Sarah said that the Board of Selectmen will advertise for expired terms. The AG has 7 openings in 11 positions. Currently there are 4 member positions and 2 alternate plus 1 vacant alternate position. The Commission needs to return to a more balanced turnover of commissioners. As discussed with Amy Muccio, Town Managers Secretary, Sarah presented the following to be sent as a recommendation to the Bd of Selectmen for appointments for 2021: 3 member positions for 3-year terms, and 1 member position for a 1-year term. Two alternate positions for 3-year terms.

The schedule would then be: 2 members to expire 2022, 2 members expire 2023, 3 members expire 2024; 2 vacant alternate positions expire 2022, 2 currently filled alternates expire 2023, 2 currently filled alternates expire 2024

The RSA's allow 7 full members with no restriction on the number of alternates. Motion was made by Kurt, seconded by Marge and voted unanimously.

- Old Business/Any Other Business:

No new or old business was brought up.

The next meeting was established for May 6, 2021 and will start at 7:30pm

- Adjourn:  
Motion was made by Kurt, seconded by Marge and approved unanimously to adjourn at 8:37 PM.

Respectfully submitted,  
Karen Lancaster, Ag Comm Secretary