

Town of Wolfeboro  
Planning Board Minutes  
Great Hall at Wolfeboro Town Hall - 84 South Main Street  
Tuesday, January 17, 2023  
7:00 PM

**I. Chairman Barnard called meeting to Order 7:00 PM**

Chairman Barnard began the meeting by saying that her thoughts are with Hunter's. She is grateful no one was hurt, and she expressed her thanks to the Police and Fire Departments involved.

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

**Members Absent:** Vaune Dugan

**Staff Present:** Tavis Austin, Director of Planning and Development, Melissa Pillone, Recording Secretary

**III. Public Hearings:** None

**IV. Discussion Items:**

**(a) CIP (Capital Improvements Program)**

Mike Hodder gave a history of and discussed the current CIP and its purpose. He made several recommendations to the Board on how he sees the program fulfilling both its statutory authority and the financial logic of a practical CIP in the future. These recommendations include: decreasing the current 10 year horizon to no more than 6 years; limiting projects to those that have a useful life of 5 or more years, are non-recurring in nature and cost in aggregate \$100,000 or more; excluding projects of a recurring nature, single occurrence maintenance projects, infrastructure upgrades tied to a capital project that would not otherwise qualify, projects with a useful life of fewer than 5 years, and projects whose cost is less than \$100,000; keeping the discussion of project proposals confined to the macro level of scrutiny only; and including the program's narrative as part of the Town's annual report.

The Board members discussed Mr. Hodder's recommendations and it was determined that further discussion and consideration is needed. The matter will be placed on a future agenda.

(b) Submitted Zoning Petitions – Not for 2023: Discussion Only

Per the Town Clerk, three petitions for Zoning Changes for the 2023 Town Warrant had been received but were rejected because they did not contain the necessary twenty-five signatures of registered voters. Many of the signatures were ineligible and therefore unable to be identified as voters.

Tavis Austin gave an overview of each petition for informational purposes. The Board agreed that since these were brought to their attention, they should be looked at in more depth. Mr. Austin will put it on the agenda in February.

(c) Model Solar Regulations

Tavis Austin provided the Board with an article titled "Narrative and Background: Model Solar Zoning Ordinance for New Hampshire" written by NHSEA (currently known as Clean Energy NH). Mr. Austin outlined the article, and it was discussed by the Board.

Chairman Barnard invited Nancy Hirshberg, from the Wolfeboro Energy Committee to speak. Ms. Hirshberg said she was pleased that the Board was being proactive and shared some of the goals of the Energy Committee as well as some of the other committees that may want to be involved in future discussions.

Mr. Austin will return with a suggested ordinance at a future meeting.

(d) Impact Fees – Update

Chairman Barnard stated she has reached out to the Superintendent of GWRSG regarding the Board's request of accounting from the School District to verify that the Impact Fees funds have been used to pay off the bond for improvements since 2011. She has not heard back and will reach out again to see how much time they need to gather the information.

(e) Other Business

Peter Goodwin stated that last year, around this time, a small committee was put together to review the Master Plan and its recommendations, see how those recommendations were moving forward and connecting with the various departments involved. It was agreed that this should be conducted annually.

(f) Public Input

Chairman Barnard invited public input. There was none.

(f) Minutes of 1/03/2023

Chairman Barnard asked that the letter from resident Debbie Orloff, which was read at the January 3<sup>rd</sup> meeting, be included in the minutes (attached).

John Thurston would like to add "John Thurston questioned whether or not the Impact Fee was reduced when the Middleton School District was added to the GWRSD" to the minutes.

**It was moved by Peter Goodwin and seconded by Mike Hodder to approve the Planning Board's meeting minutes of January 3, 2023, as amended. Members voted, being all in favor, the motion passed.**

**It was moved by Peter Goodwin and seconded by John Thurston to adjourn at 8:28 PM. Members voted, being all in favor, the motion passed.**

Respectfully Submitted,

Melissa Pillone, Recording Secretary

To: Planning Board  
Town of Wolfeboro

January 3, 2023

Fr: Debbie Orloff, owner  
42 College Rd  
Wolfeboro NH  
603-498-8020

Dear Ladies & Gentlemen -

I want to voice my support for  
continued short term rentals, airBB style  
for any durations. Not 30 days or more.

Debbie Orloff