

WOLFEBORO PLANNING BOARD

October 22, 2019

MINUTES

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

Staff Present: Matt Sullivan, Director of Planning & Development

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Town Hall Meeting Room.

Scheduled Appointments/Public Hearing

Master Plan Adoption

Public hearings were held for the Town of Wolfeboro Master Plan. These public hearing have been closed. The Planning Board met on October 1st to discuss the issues brought to their attention at the Public Hearing. On October 1st, three specific amendments were voted on.

Kathy Barnard requested to review these three amendments.

- EDC Chapter – Regarding #2 Hospitality
To consider the need for more lodging facilities with more rooms than presently permitted.

With the amendment to read:

Consider the need for more lodging facilities and the effect of current zoning ordinance on the existing & future lodging facilities in order to provide more lodging facilities.

Mike Hodder also spoke on this in previous meeting.

- Land Use Chapter – Housing #7
Monitor the trend of short term rentals (less than 7 days) and differentiate between long and short term rentals by definition.

The Board voted to remove the *(less than 7 Days)* but to differentiate between long and short term rentals and to continue to address this the zoning ordinance.

- Transportation & Infrastructure
Goal to examine the feasibility in making new connection between existing roadways. And to develop a plan to layout a future road network.

The Board voted to remove the word *layout*. And to have it now read
Develop a plan for a future road network that would connect the town roads including but not limited to and extension of filter bed road, Varney road, pine hill road and Rail Road Avenue.

Those were then amended and voted on by the Planning Board.

Kathy Barnard stated there were other changes suggested during the public hearing such as alphabetizing the index, adding recommendation numbers, movement of the vision statement, & changes to the pictures. There were also corrections where a commission members name was left out- Reed Marbury and Brenda Jorrett.

Mike Hodder developed a "Master Plan at a Glance" document that provided a brief paragraph on each chapter that will be useful at the very beginning of the master plan as a summary document.

Mike Hodder said he would like to discuss 3 issues. The first is with the “Master Plan at a Glance”. He suggested that the Current Land Use Chapter on the 2nd page and move it up to before the Natural Resources Chapter, then it will correspond with the table of contents. This change should not require a public hearing.

The second is on Page 83. On the October 18, 2019 draft recommendation to expansion goal of Hospitality option at the end of the sentence it currently reads I order to provide more options. We discussed that it should read “Provide more lodging options”.

Kathy Barnard noticed the extra “s” on option and the word lodging was dropped.

Mike Hodder said this change should not require a public hearing for correction. Next was issue was on page 170 of Transportation and Infrastructure Section. The first goal on the page currently reads Extension of Filter Bed Road and extension of Railroad Avenue. But in the minutes of October 1 on page 3 it reads “explore the extension”. Suggested by Vaune Dugan with the board voting 5 to 0 to accept this change. This should not need a public hearing to correct.

Matt Sullivan noted that the Board did discuss the cross references between the chapters and we did go through the exercise of trying to illustrate in the implementation table where the relationship exists between the chapters to make the document easier to read. We did discussed this on October 1st and it was found that it was subjective and it did not aid the reader in reviewing the document. Therefore the Board decided not to proceed with the approach.

Kathy Barnard reiterated that this will be something the implementation committee will be dealing with.

Kathy Barnard made the motion to accept the 2019 Town of Wolfeboro Master Plan draft dated October 18, 2019 with the three (3) amendments and other changes noted subject to technical and formatting edits. Seconded by Mike Hodder. All members voted unanimously in favor.

2020-2029 Capital Improvements Program Public Hearing and Adoption

Matt Sullivan stated he has copies of the CIP available for the public’s review. He noted that a presentation of the CIP to the Board of Selectmen and Planning Board has already taken place and it will not be given at this session. It can be viewed online if the public would like to see it. There are a few amendments that I would like to make from the comments I heard from outside of the meeting. The amendments have been given to the Board in their packets and the intent is for the plan to be adopted this evening.

1. There was an erroneous error on the Bay Street Side Walk project. It was not included in the narrative section of the CIP. It was included on the spread sheet documents, but not in the narrative.
2. Changing the funding source of the MED (Municipal Electric Department) Bucket Truck from a current revenue project rather that a bonded project. The CIP had discussion about this and it would not be bonded.
3. Changing the funding source of the Water Department project. This will ultimately come out of the water fund not the general fund.
4. Removal of the MED Voltage Conversion, Phase 5. The Voltage conversion project has been removed from the CIP. As this project will be continuing the work and this project has already been bonded as part of the 2019 Warrant Article, it has been removed as a new project.

Included in the Board’s packet was the amended copy of the 2020-2029 CIP Spreadsheet. This was the only spreadsheet that needed to change as a result of these four items. In lieu of any presentation I would hope the board would choose to adopt this plan. Considering that it has already been presented to the Board of Selectmen and will subsequently be presented to the Budget Committee for their consideration.

Mike Hodder would like to comment on page 10 of the CIP document regarding the Water Department Backhoe and the final sentence of the first paragraph. When the CIP discussed this purchase we asked for clarification on the sentence and the text here is identical to the text of version 2 of this document from September 27, 2019. There is no clarification in this text which is different from what we had before.

Mike Hodder said the sentence started with “The water department anticipates” and ends with “the solid waste budget”.

Matt Sullivan stated he did not think there is any modification to that sentence.

Mike Hodder said when the CIP asked for additional clarification of that text it was not specified what was intended.

Matt Sullivan stated he will have to look at the minutes and reflect on what was asked for.

Mike Hodder said it was nebulous when it was asked and it was not understood as to what was needed. I do have a note that it was asked for so that is why I am bringing it up.

Matt Sullivan asked if he would be comfortable with him looking into this and making any adjustments based on that.

Mike Hodder then continued, on page 14, a point of confusion. What is the location of the 2022- Crescent Lake, Pine Street sidewalks \$150,000 cost estimate that was present in the September 27 CIP. The minutes suggested a further conversation with Dave Ford was necessary.

Matt Sullivan said you will see in the version proposed that it is identified in the \$50,000 projects. Connection only.

Mike Hodder said in the Out Year Projects there was a listing there for the Crescent Lake, Pine Street Sidewalks.

Matt Sullivan said that was ultimately removed. It was determined that the estimate was not accurate. And the connection that was needed was less costly than the \$150,000.

Matt Sullivan said when I presented the CIP to the Board of Selectmen I should have identified that as an amendment. Dave Ford approached me after the meeting and informed me that I had misunderstood what was being requested. He clarified that it should be the \$50,000 as it is in this document.

Mike Hodder asked it is not \$150,000 so I don't think you need to clarify by making an amendment. It will be in our minutes so an amendment is not needed.

Matt Sullivan said he would like to confirm with Dave Ford to make sure the \$50,000 includes the construction costs.

Mike Hodder continued that on page 16 there is not a copy of the existing service debt sheet. You said it needed no amendments. I noticed in my comments of the minutes of the last meeting of the CIP it was asked for an estimate figure for the library bond to be included in the existing debt service spreadsheet.

Matt Sullivan said yes this has been done and the debt sheet was included in the prior PB meeting packet.

Mike Hodder acknowledged this and will confirm with his records.

Kathy Barnard opened the Public Hearing. And asked if there were any comments from the public.

Matt Sullivan stated that he is also available to answer any questions the public might have during office hours.

Kathy Barnard said since there were no questions from the public on the 2022 -2019 CIP that she will close the Public hearing and asked for a motion to accept the document.

Kathy Barnard made a motion to adopt the 2020- 2029 Capital Improvement Program Plan as amendment as of October 22, 2019. Seconded by Peter Goodwin. The members voted all in favor. The motion passed.

The document with corrections will go to the BOS and then to the Budget Committee subsequently.

Public Comment

Betty Brown, resident for 38 years, employee in the school system for 25 years introduced herself to the Board. I find that I am in a demographic that Wolfeboro is having a difficult time making room for. My financial planner suggested that since I have a small saving from selling my home, he suggested I rent. No one knows how short term rentals were going to interfere with the regulator renal market. So particularly with someone in my age and in retirement the opportunities that the possibilities of rentals are diminishing and I am competing with the younger workers that need to come into the work force. For the Harriman Hill Housing I make #3000 to much money. A the Christian Ridge there are portions that I qualify and I have been accepted , however it has a 6 to 7 year waiting list. So I currently live on Bay Street in a very nice 1

bedroom 1 bath that could very easily be converted to short term rental. I am in the midst of housing insecurity. And I think I am sure there are not a lot of people like me and the need for housing. The short term rental is interfering with the available resources it was not in my plan 10 year or 5 years ago. I know the world is changing and we need to embrace it.

Mike Hodder said this is an issue we have heard more about. The Board is aware of the issue and hopefully it will receive attention in the coming year.

Peter Goodwin added that the board has been made aware of other towns that are dealing with this issue. Some of the problems are legal in nature and not simple. We will be asking Matt to help us as to how to proceed with this issue.

Kathy Barnard stated that the Board will discuss this when we are through preparing the warrant articles for voting. Housing is critical and we hope we can review this in the spring of 2020.

Action Items

Wolfeboro Commons II Condominium As-Built

Matt Sullivan would like to propose that the board move this item to end of the meeting so the whole board can review the as-built Mylar for signature.

NH DOT Public Advisory Committee – Route 28; Planning Board Representative Appointment

Matt Sullivan this is the next step in the 2024 Route 28 reconstruction project and the Board of Selectmen have suggested contacting the existing members of the committee. One such representative was Kathy Barnard, on behalf of the Planning Board. Additionally, Kingswood Golf Club & Huggins Hospital to participate in the Committee.

Mike Hodder would like to have Kathy Barnard continue as the representative for the Rt 28 NH DOT Public Advisory Committee member.

Mike Hodder made a motion at appoint Kathy Barnard as the Town of Wolfeboro Planning Board Representative for the NH DOT Public Advisory Committee. Seconded by Vaune Dugan. A vote was taken and all voted in favor. The motion passed unanimously.

Communications & Miscellaneous

Kathy Barnard said the board had received a letter from Mark Pastir regarding new very harsh lights being installed on Main Street. We have had other complaints about the lighting.

Matt Sullivan stated Mr. Pastir attended the Board of Selectmen's meeting last week and spoke to them about this issue. The Municipal Electric Department (MED) is changing out the lights and the Board should solicit their input as to the justification for the lighting being installed.

Vaune Dugan also stated that some of the lights around the lake are so bright when you are out on your boat at night that they are almost blinding. It is not just residents it is also boating clubs and organizations that have these lights.

Matt Sullivan stated this is a concern but that we are looking to possibly have some restrictions. This might be something the board might want to look into.

John Thurston noted that a standard could be create for water-aimed lights.

Matt Sullivan said that is where we could start the discussion. The only thing that is challenging is retroactive application of this ordinance.

Vaune Dugan said there may be a way to do it pro-actively. It is possible that the business/homeowners are not aware of the situation that they are creating. They may be thinking they are lighting up a parking lot but in reality they are lighting up the whole lake.

Mike Hodder said we should start by addressing Mr. Pastir concerns. We can send a copy of the letter to the MED and let them know that the planning board is concerned about this issue. And that with these lights we are making the town look like a city instead of a small town like we really are.

Matt Sullivan feels sure Barry Muccio will respond to the Board's concerns.

Peter Goodwin stated he lives on Lake Wentworth and there are quite a few of very bright lights. He suggested a possible article be put in the Granite State News about the lights and the dark sky ordinance.

Matt Sullivan said that this non-regulatory approach and education is the best approach. A response will be sought from the Municipal Electric Department.

2020 Planning Board Calendar

Matt Sullivan presented the 2020 Planning Board Calendar. He noted there is one date in conflict on February the 4th. It is the Deliberative Session for the town.

Mike Hodder stated that the Board has a lot on their calendar and he feels strongly that a meeting should not be skipped.

After discussion it was decided to hold the planning board meeting on February 4, 2020 with the location to be determined. The calendar was approved with this change.

Work Session: Wayfinding Signs Draft Ordinance and Review:

Kathy Barnard started by reviewing the report from the Wayfinding Sign Committee of which members from the Planning Board were John Thurston, Peter Goodwin and herself.

Brad Harriman recused himself from this discussion.

Matt Sullivan stated the Wayfinding Sign Committee have been meeting for years regarding this issue. The existing signage in the community does deserve some grandfathering under any new zoning ordinance, regardless if it was properly permitted. The Business Directional Sign Ordinance Committee did a walking survey of signs and their locations. They came up with possible location for the sign posts and left the actual of the approval of the signs to the Public Works Director and the Code Enforcement Officer. It will need to be decided the order as to the decision of the placement of the sign posts from a safety perspective. An inventory has been completed of the location of the posts and existing signs. New sign post rules with height restrictions of 10' from the ground level have been drafted, with the approval of 10 signs per post. There is a concern as to how the permit will be granted mechanically. There will be a special permit granted for the posts and a separate permit required for the signs. Each business be allowed a maximum of 2 signs.

Kathy Barnard stated the reason for the signs are to get people out there cars and walking in the town.

Mike Hodder asked if this new wording will be replacing 175.44E.

Matt Sullivan confirmed that this language will replace that in the existing 175-44E.

Kathy Barnard stated the Wayfinding Sign Committee noted the need for more kiosks in town.

Matt Sullivan stated in Section 3 of the ordinance, the posts will only be allowed in the Greater Downtown with the zones being Bay Street Limited Business District (BSLBD), Wolfeboro Falls Limited Business District (WFLBD), South Wolfeboro and C1 Central Business District (C1-CBD).

Mike Hodder would like to thank the Wayfinding Sign Committee for helping to create order and asked if the business decides to have a sign made that is back-to-back does that count as their 2 business signs.

Matt Sullivan said many businesses would like to have more than one sign in different locations, but to be fair we need to limit the number of signs so all business have an opportunity.

Mike Hodder asked if a variance would be required if a business outside of the town center wanted to put up a sign outside of the approved post location.

Matt Sullivan said yes they would need a variance.

John Thurston said a lot of work went into this Wayfinding Sign Committee and he would like to thank committee members Roger Murray, Mary DeVries, Julie Jacobs, and Paul Zimmerman and from the community Jerome Holden.

Kathy Barnard asked if the board was comfortable with preceding to the next step to put it out as a proposed ordinance to go on the warrant article after the public hearing.

Matt Sullivan said he would like to bring all of the zoning changes back to the board in a work session so we can touch on these items so you have a sense of what the warrant articles will be.

Wolfeboro Falls Limited Business District Boundary Extension

Matt Sullivan introduced the previously discussed amendment stating that he would like to walk through the boundary adjustment and explain why it might be amended in an effort avoid spot-zoning like conflicts. This is one of the areas that there was an error in our 2012 zoning maps where a portion of shorefront properties were shown as Residential (R) District. He tried to be sensitive to the portion of the lots of the residents that have not expressed support for the change. There were lots not included in the change. Included are the rear only of properties on Center Street and Pine Hill Road. It was also noted that in order to rezoning commercial properties shown in the Shorefront Residential District, an amendment to the Wolfeboro Falls District must also include a specific exemption amendment in the Shorefront Residential District.

Vaune Dugan asked about the process for lots with two separate zoning designations.

Matt Sullivan said the ordinance allows for the extension of the portion of the lot that is less restrictive on to the more restrictive zone through a special exception through the Zoning Board of Adjustment,

Kathy Barnard said she believed these lots were created in 1962.

Mike Hodder said we don't have a general interest from the landowners we have possible majority but we don't have a substantial interest. I would be reluctant to vote for this especially the way it is configured here. This is artificial construct in my opinion.

Kathy Barnard said she thinks we would be adding a burden to these properties owners to have the line going through their property. Then they would need to get a special exception from the ZBA to use their property fully for commercial uses.

Mike Hodder said he has been on the ZBA where the property owners have come before the board because their property has been cut in half and it is very difficult to resolve. The proposal creates it on several different properties to accommodate a number of people in the area that have a general interest in this change.

Kathy Barnard also has a concern about the shorefront properties. She represents the Milfoil Control Committee and there is a serious problem in Back Bay. The Board may be sending the wrong message if some of the Shorefront lots are converted to commercial lot where they can have more impervious surface. I just don't think environmentally that this is a good message. We just finished the natural resources chapter of master plan and this seems to go in the opposite direction. I have concerns about that.

Peter Goodwin asked what a property owner does if half of their property is commercial and half is residentially zoned.

Matt Sullivan said if they would like to develop their property as a commercial property they have an expedited route to do this for the portion that is zoning commercial. If they would like nothing to change there is no demand for them to make changes simply because the zoning has changed. There is also no impact to their assessment simply because of this change. Zoning is based on the use. There is no immediate impact, but a the potential impact here is that if an abutting property owner does takes advantage of the new zoning that allows them to do something else with their property. If that property owner decides to convert their property to commercial use than the abutting owner will have a commercial property next to them. By converting some of these lots to commercial we are the imperious lot coverage from 30% to 60% within a close proximity of Back Bay. This is also where a watershed and a storm water terminates. And there is a substantial amount of runoff, if we continue to over development of some of the properties in the upper water shed area.

Peter Goodwin inquired how lot 67 could become commercial if they only have one point on it in the zone. You cannot build a road on it.

Matt Sullivan They could potentially get a NH DOT Driveway permit for that spot. There is no guarantee that it would be granted.

Mike Hodder stated this board should not be recommending that people submit Petition Warrant Articles.

Matt Sullivan said I am suggesting a way that if the board did not want to take this option that the only way they would be able to go would be if they did a petition warrant article.

Vaune Dugan asked about lots 8 & 9 that are largely paved.

Matt Sullivan said he did do the calculations and lot 8 appears to actually only be about 30% currently.

John Thurston asked what the other possibilities are for boundary changes and how those could be presented to the Board.

Matt Sullivan said I could present other options for you to consider or we could invite the property owners in to discuss the options rather than having arbitrary boundaries drawn.

Kathy Barnard noted that business on lot 68 and appears to be fully developed and was approved via variance. A rezoning would not allow for further parking unless parking can be provided. There are properties in this area that are commercial already and have variances that are relatively successful and they are on small lots that are fully utilized.

Matt Sullivan stated that a rezoning would impact the ability to have signage.

Kathy Barnard said we should look at businesses that have received variances in residential zones and possible alternative sign requirements.

Matt Sullivan said if a business were to be granted a use variance they would have certain ability to get signage without getting another variance. I think we should put it on the table to talk about. Then we can talk about it and decide where to go with it. Then we can decide if we should look at this in 2020.

Mike Hodder said that is not the issue, we are dealing with right now. We should stick to the issue at hand.

Mike Hodder said in thinking about the parallel of Filter Bed Road we put a lot of work, thought & effort into figuring a new extension of the Wolfeboro Falls Limited Business District to accommodate several land owners. I don't think it is fair that we did more for them than we are doing for these land owners. It is incumbent on the individual in this area to work to persuade the ones who were not there to change their minds and if not wait until change happens.

Kathy Barnard said we still have to deal with the Shorefront Residential lots.

Mike Hodder stated another impediment is in his opinion in redistricting this area.

Matt Sullivan said the board has done its due diligence and have looked at all the options for this.

Kathy Barnard said we need to look at all the property owners' issues not just a limited sample.

Vaune Dugan said I think we should address the real issues here, if the real issues is signs we could add some language. And perhaps they could be granted additional signage.

Matt Sullivan said the issue of the person leading the conservation would have the ability to convert their second floor to another use if this change were to pass. They do have a real vested interest of this being approved. Parking would still be a problem. One other thing to keep in mind if it becomes part of the Wolfeboro Falls Limited Business District that they are going to be able to use the 500 ft. linear measurement to gain parking in the public parking lot, which there is one

close by. But it is not connected by a sidewalk. So the question is, is it safe to have folks walking from the parking lot to this business.

Mike Hodder they would need to a crosswalk.

Matt Sullivan reiterated that parking is the critical challenge.

John Thurston asked how we are going to relay to the person or persons who is trying to create this zone that they should take some legal options to go out and create their own defined area as well as persuade people around them to create it.

Matt Sullivan would suggest providing these meeting minutes to that individual.

Mike Hodder opined that the Board should not make any suggestion as to what they need to do next, but state simply that the Board is unable to offer a remedy.

Matt Sullivan has already talked to the property owner about a petition warrant article. They do know that is available, but would want to give them some direction as far as the Board's perspective as the minutes reflect. If the property owner chooses to proceed, they should be ready to address these concerns.

Kathy Barnard would like to thank everyone for their work on this issue.

Drive –Thru Establishments

Matt Sullivan distributed to the board new information regarding Drive-thru establishments from December 20, 2016 Planning Board minutes at which the Petition Warrant Article was discussed. It provides some context to the reason why the petition warrant article was not supported by the Planning Board at that time. Kathy Barnard noted that the warrant article did not pass and the vote was 271 for and 636 against.

Mike Hodder noted that he had been considering the letter sent to Matt Sullivan on September 5, 2019 by Mr. Paul Zimmerman regarding the ordinance prohibiting Drive-thru restaurants and then thinking about the vote on the petition warrant article in 2017. In his opinion, it is not dealing with the same issues. Mr. Zimmerman is asking us to rethink the definition of §175.175 that prohibits Drive-thru restaurants. Perhaps a public session should be held and the business owners and other stakeholders should be asked if they want a Drive-thru restaurant on the premises or not. They were asked if they wanted Drive-thru restaurant on 1 acre lots in 2017 Petition. They were never given a chance to say if they want Drive-thru restaurants in town. Many people do use that type of business.

Kathy Barnard said we do have some drive-thru businesses like the banks. Our ordinance does allow for other retail establishments to have Drive Thru's, it simply says you cannot have Drive-Thru restaurants. I was wondering if we should have a public session on this issue. At the same time, through all of the work with the master plan, the issue has not arisen.

Matt Sullivan in my experience with the board is you are always open to look at these things again. I think it would be good to get feedback from the public. Is this something that the Board would like to accomplish in 2020 or to look at for 2021.

John Thurston said if the Board has a letter sitting here, they will be expecting us to take some action in the near future not to do it in a year or later.

Mike Hodder said Matt can send a letter or Planning Board letterhead saying Thank you for your letter. This issue was put to bed in 2017 when the petition warrant article was over turned and not adopted. The Planning Board has discussed it tonight on October 22, 2019 and it was decided it needs to be looked at in another public hearing. The balance of the current year is taken up with other ordinances and the close of the year business. The Board will put it on the schedule for 2021.

John Thurston noted the article is excluding parking requirements according to the minutes of record.

Kathy Barnard asked if the board would like to tackle this issue this year or defer it until 2020.

John Thurston asked if that work plan allows time for it.

Matt Sullivan stated that it is possible, but the Board already has a busy work schedule.

Mike Hodder asked what the urgency is. If the Board has the Public Hearing now, the earliest a warrant could be submitted would be in 2021.

Matt Sullivan asked if you have a public hearing at the November meeting and you hear nothing but support for one side, and you decide you want to proceed, we could have a warrant article this year.

Mike Hodder said we would still need to draft the ordinance.

Matt Sullivan said that it does not worry him, it is really a matter of do you want to push this matter at this time.

John Thurston said I don't think this is much different from the last thing the Board just went over with zoning.

Mike Hodder said he agrees that are asking for our assistance. We do have a busy schedule and we have a lot to be covering. We have a limited amount of meetings left this year. And we have a letter dated on September 5, 2019. As far as I know Mr. Zimmerman has not indicated that this is of critical urgency.

John Thurston said he thinks that Mike Hodder had a good approach with the letter.

Matt Sullivan said I will send him a letter telling him the board would like to look at this in detail in 2020 with a potential amendment in in 2021. The Board's work program is full for the year.

John Thurston said there are a lot of detail that needs to be properly research and investigated.

Vaune Dugan said the other factor is we really need to talk to the restaurantors in town to see what they think and if they want this. We need to be concerned about our current operations and residents and being sensitive to their cause.

Kathy Barnard asked if everyone is in agreement that we should revisit this issue at a later date. We want this done properly and have all the research completed. We could put it on our work session for next year.

Vaune Dugan said this is not an individual-focused problem, but a town-wide issue.

Kathy Barnard said there are a lot of things to decide if we are going to move ahead. We will put it on the work session for 2020.

Matt Sullivan said he will reach out to Mr. Zimmerman to let him know it will be on the 2020 work session and not a warrant article in March of 2020.

Kathy Barnard stated she was handed a letter addressed to Matt Sullivan at the beginning of the meeting and all the members will receive a copy of the letter in the next meeting packet. She asked Matt to summarize the letter.

Matt Sullivan reviewed the letter and noted that it is focused on short term rentals and specific enforcement locations and solutions. He then said he would like to the board a copy of all the Zoning Changes they discussed with the all the proposed changes for 2020. He would like to review with the board the work plan to see what we haven't gotten to.

Mike Hodder said the letter regarding the Drive-Thru Restaurants, we are going to respond to we will getting to it on a 2020 stake holders meeting. The letter regarding air B&B/ Short Term rentals is going to be distributed to the Planning Board members. We are then going to decide when we are going deal with that. Which will probably not be this year. Earlier this year we spoke about spring next year and when we are going to be dealing with Air B & B/ Short Term Rentals.

Matt Sullivan said both issues are big enough that we need to bring it to the community for 2020. Many are worried that short term rentals are a high priority. We need to be careful about regulations.

Mike Hodder said it would be good to know what our 2020 work schedule will be like. What it will include then we can prioritize it.

Kathy Barnard we still need to decide who is going to be doing the implementation committee. So we can get going on the Master Plan implementation. There are items that people really want us to address in a short time frame. One thing is to add a Water Resources chapter to the Master Plan.

New Business:

Mike Hodder raised three (3) questions for the Boards consideration in the work plan.

1. Short Term Rental issues in spring of 2020
2. Making allowances for ADA individuals in the Special Use Permitting ordinance.
3. The status of the rewrite of the telecommunications ordinance.

Matt Sullivan said that was something he wanted to include in tonight's meeting. But there is not enough time. It will bring it back to the Board to clarify district based or dimensional only based use restriction.

Kathy Barnard said the Board needs to add to the November 5th meeting agenda- Telecommunications ordinance as a work session item.

Matt Sullivan reviewed the next meeting agenda items. Wright Museum site plan review, a Special Use permit, and a site plan review application for the Samuel Avery House.

Approval of Minutes of October 1, 2019

Kathy Barnard indicated some corrections for the October 1, 2019 minutes.

Page 2, CIP Public Hearing, correct the name to Bob Loughman- Budget committee member.

Page 8- 2nd sentence correct to read – Kathy Barnard asked the Board members if they would like to proceed with this.

Mike Hodder made a motion to approve the October 1, 2019 Planning Board Minutes with Corrections. Seconded by Vaune Dugan. The members voted to approve with Susan Repplier abstaining. The motion passed.

Planning Board Subcommittee Reports

None

It was moved by Mike Hodder and seconded by John Thurston to adjourn the October 22, 2019 Wolfeboro Planning Board meeting. All members voted in favor.

There being no further business, the meeting adjourned at 8:50 PM.

Respectfully Submitted,

Terry Tavares

Terry Tavares