

***TOWN OF WOLFEBORO***

***PLANNING BOARD***

***Great Hall at Wolfeboro Town Hall – 84 South Main Street***

***Tuesday May 03, 2022, 7:00 PM***

**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, John Thurston, Member, Vaune Dugan Member, Julie Jacobs Alternate
  - III. Members Absent:** Peter Goodwin, Member; Doug Breskin, Member
- Staff Present:** Tavis Austin, Director of Planning and Development

K. Barnard asked J. Jacobs to be a voting member in P. Goodwin's absence.

**IV. Discussion Item:**

**a. CIP Appointments**

K. Barnard informed the Board of one letter of interest submitted to the Board from Dennis Farrell. Board discussed qualifications of the individual's curricula-vitae.

M. Hodder motioned to appoint Chuck Sumner, Suzanne Ryan, Paul Whalen, and Tim Cronin as the public members with Dennis Farrell as an alternate to the CIPC. J. Thurston seconded the motion which passed with a unanimous vote.

K. Barnard and B. Harriman explained that Linda Murray was appointed as the alternate Board of Selectmen representative to the Planning Board.

M. Hodder nominated L. Murray as the BOS representative to the CIPC with B. Deshaies as the alternate BOS representative to the CIPC. V. Dugan seconded the motion which passed with a unanimous vote.

K. Barnard noted that it had not been yet determined who would represent the Budget Committee on CIPC.

**b. STR Committee**

K. Barnard provided brief background on the Short Term Rental Committee (STR) and discussed desire to reactivate committee to further work on STR regulations.

M. Hodder discussed status of Bradley Bill, suggestion of fire safety and health inspections along with update from Carroll County Judge's suggestion that future rulings would be based on any Town's regulations.

J. Thurston expressed concern with purpose of committee in so far as committee members cannot draft regulations.

Board generally consented to moving forward with the Committee's work and voted to appoint M. Hodder to fill S. Repplier's seat on the Committee.

T. Austin asked to email the STR group and suggest meeting schedule to proceed.

**c. Charrette Next Steps Discussion**

K. Barnard stated she had submitted her comments on next steps to T. Austin. Other members were to submit their comments and suggestions to T. Austin by May 06, 2022 so that he can compile all comments into one document and present a combined list to the Board at their next meeting.

**d. ADU Discussion**

T. Austin gave brief update of changes made since previous viewing.

M. Hodder enumerated some additional changes and clarifications. Board was accepting of the changes.

J. Thurston questioned if Dave Ford (DPW) had commented on ADUs yet. Discussion ensued. K. Barnard concluded that ADUs were permitted by State law since 2017; Town needs to account for them as part of 'natural growth' in their upcoming survey.

T. Austin was asked to incorporate the changes discussed in an updated draft for the Board at their next meeting.

**e. Inclusionary Housing Section--Update**

T. Austin updated the Board on the changes in this draft since last meeting. Board discussed minor revisions to working in phrasing in specific sections. And T. Austin asked to provide updated draft at next Planning Board meeting.

K. Barnard asked that T. Austin also include other language changes in definitions and related regulations to affect the changes to both the ADU and Inclusionary sections. T. Austin agreed to provide those changes at the next meeting.

**V. Public Comment**

L. Murray expressed concern related to detached ADUs in the Shorefront residential areas. Asked Board to consider not permitting detached ADUs in the SFR District to further the water resource protection efforts of the Town and its associations.

**VI. Other Business**

T. Austin updated the Board on the Town's ability to proceed with Impact Fee revision work; once schedule is better defined, he will update the Board on next steps and scheduling.

The Board reviewed the Minutes of 04/19/2022. M. Hodder noted a change on page 3, bottom 1/3 of page, where to read "M. Hodder.. 'protect against'". K. Barnard noted change on bottom of page 3 in that "issue needs to go to public "meeting" not "hearing"".

M. Hodder motioned to approve the minutes as amended. J. Thurston seconded the motion which passed with a unanimous vote.

## **VII. Adjournment**

J. Thurston made a motion to adjourn at 8:35. M. Hodder seconded the motion which passed with a unanimous vote. Meeting adjourned at 8:35 PM.

*Submitted by T. Austin*