

**Town of Wolfeboro  
Planning Board Agenda  
Great Hall at Wolfeboro Town Hall - 84 South Main Street  
Tuesday, May 17, 2022  
7:00 PM**

**I. Call to Order - 7:00 PM**

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

**Staff Present:** Tavis Austin, Director of Planning and Development

**III. Public Hearings: NONE.**

**IV. Discussion Items:**

**(a) STR Committee**

T. Austin stated he scheduled a Meeting for the committee for May 23, 2022 at 8:00AM and the agenda will be going out shortly to the Committee Members

**(b) Charrette Next Steps**

T. Austin has taken the comments from the Board of the Do's and Don'ts

K. Barnard stated that some of the references could be changed, K. Barnard continued with suggested changes and asked the Board if they were comfortable with sending the suggestions along to Maggie Stier.

The Board agreed to move forward with the list of suggestions to Maggie Stier

**(c) ADU discussion**

T. Austin spoke to the changes he made to the ordinance based on suggestions from last meeting.

K. Barnard asked if this was State Statue reference to the Accessory Apartment Dwelling.

T. Austin said it was RSA 674:71-73.

M. Hodder would like a couple of changes made; he would like to present the best possible document to the Committee, and they could alter accordingly

B. Harriman spoke to also wanting the best suggestions presented to the public forum, and have the language written for people to decide what they like and don't like.

The Board continued with Discussion on what needs to be addressed in the changes of the ADU and short term rental (STR) ordinance, and whether they should include ADU's on SFR. The Discussion also included verbiage to be considered for the committee to review on Single family homes and ADU's to be used as STR for no less then 30 days. Other sections within the Ordinance looking to be addressed and updated where also discussed.

K. Barnard addressed the Board about the importance of this issue.

#### **(d) Inclusionary Housing**

Chairman Barnard asked T. Austin to speak to the changes he provided to the Board.

T. Austin gave an update of the ordinances and definitions used in the Inclusionary Housing section.

M. Hodder asked if T. Austin had the paragraph M. Hodder had sent in an email included in this section.

T. Austin said he did, and he would be including it in the changes.

M. Hodder addressed some changes to the document.

K. Barnard addressed some concerns about taking some wording out of the Ordinance.

Discussion from the Board continued regarding the definition section, and it's wording, K. Barnard wanted to be sure that everyone on the Board is aware that Inclusionary Zoning includes, Manufactured Housing, Elderly Housing, Work Force Housing, Multi-Family Housing, and how the Board would like to define it.

#### **(e) Zoning Amendment discussion**

The Board discussed the changes and the definitions that T. Austin made in this section in his suggested amendments to the regulations.

#### **V. Public Comment**

Linda Murray had a question about Inclusionary Housing and wanted to know what Districts they were thinking of including in their decision.

**VI. Other Business:**

P. Goodwin had a remark about the article in the Granite State News, and making sure the Master Plan was posted to the Website, he was informed by T. Austin that it was posted on the Town's site.

**(a) Review Minutes May 03, 2022**

M. Hodder wanted added on Pg. 2 that Mike Hodder was appointed to fill Susan Repplier's seat

K. Barnard wanted added under CIP that letter was submitted for CIP to the Board

**M. Hodder made a motion to accept the minutes as amended, V. Dugan seconded the motion, 4 approved 2 abstention, motion passed**

**M. Hodder made a motion to adjourn, all in favor, motion passed.**

**Respectfully submitted,**

**Jennifer Baraldi**