

**Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, June 07, 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, Julie Jacobs, Alternate, voting

Excused: Peter Goodwin Member, Doug Breskin Member

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings:

- (a) THE CARLTON FAMILY TRUST & TIMOTHY & CHERYL LONG – 246 Haines Hill Road – Tax Map & Lot 33-35&57-10 – Case#2022-05-Boundary Line Adjustment – 2 lots – Formal Submission/Public Hearing**

Ted Wright from White Mountain Surveying gave a brief overview of the application that was submitted, plus the waiver.

Mike Hodder moved to grant waivers as submitted, John Thurston seconded the motion.

Public Hearing open: No Comments

Vaune Dugan asked about other rights to extinguish

Ted Wright explained the rights mentioned in the application and how they related generally to the two parties.

Tavis Austin read the suggested Conditions of Approval:

1. Applicant shall be responsible for recording fees for Notice of Decision
2. Applicant shall submit copies of the revised deeds for the resulting lots prior to their being recorded at applicant's expense.

Mike Hodder made a motion to approve based on the Conditions of Approval, Kathy Barnard seconded the motion, all in favor motion approved

IV. Discussion Items:

(a) STR Committee

It was recommended that the Planning Board define short term rentals (STR).

Reported on STR review of court cases in Conway and Portsmouth NH
Recommendations of defining STR, 30 days or 1 month whichever is less.

Planning Board to decide next step of §175-175 definition and whatever else, the Board should act soon as currently no protections.

Brad Harriman and John Thurston added comments from the Committee

Vaune Dugan asked how the definition would help.

Tavis Austin explained a definition defines a use, and that use is not listed as a permitted use in any zone effectively adding a definition prohibits STRs.

Vaune Dugan made a motion ask T. Austin to draft definition of STR to be added to §175-175. Mike Hodder seconded the motion. All were in favor; motion passed

(b) ADU discussion

Chairman Barnard requested adding Special Exemption type criteria as part of CUP.

Mike Hodder questioned §175-215.

John Thurston asked about data related to Town Sewer and Water, how many vacant lots, how many single family houses.

Mike Hodder suggested the Board ask the Planner for revision of the discussion based on John Thurston and Kathy Barnards concerns, and questions before this discussion is moved to the discussed public forum.

Kathy Barnard feels the board should think of what questions may come up.

(c) Inclusionary Housing

The Board discussed wording that may be necessary for the Inclusionary Housing section. John Thurston thinks the proposal looks good.

Mike Hodder believes there should be wording for Community well and septic allowances.

Mike Hodder questioned inducements from Board of Selectmen to encourage such development in Wolfeboro.

(d) Workplan

K. Barnard reviewed the 11 items on the list and asked the Board if they are still in agreement with the current list.

J. Jacobs asked about the progress of each item. T. Austin went through the list and updated where each item is currently stands heading toward completion.

V. Public Comment

Linda Murray spoke to the Board about researching the water and sewer hook-ups and the number of connections

VI. Other Business:

Mike Hodder spoke to the email he received regarding HB 6116 on the Omni bus land use.

Kathy Barnard received an e-mail from Amy Muccio that the Heritage Commission is looking to form a committee after the Charette and would like volunteers from the Planning Board. Kathy Barnard and Vaune Dugan will be representatives from the Planning Board.

Kathy Barnard informed the Board, they have been invited to the Harriman Hill Trail Opening, which will be held on June 15, 2022, at 7:00pm

Bridge Falls Path Lighting, Kathy contacted Barry Muccio after his presentation to the Board of Selectman looking for suggestions on the 3 options.

Vaune Dugan stated that the Planning Board requires Dark Sky compliance.

Brad Harriman stated that BoS suggested to Barry that they would like to stay Dark Sky compliant

Review Minutes
May 17, 2022

Minutes did not make it into the packet, review of Minutes was moved to next meeting for review.

Mike Hodder moved to adjourn meeting. Vaune Dugan seconded. All in favor; meeting adjourned

Respectfully Submitted,

Jennífer Baraldí

