

**Town of Wolfeboro
Planning Board
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, August 2, 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, Julie Jacobs, Alternate (voting)

Member/s Excused: Doug Breskin, John Thurston

Staff Present: Tavis Austin, Director of Planning and Development

III. Public Hearings: None

IV. Discussion Items:

(a) Accessory Dwelling Unit (ADU) discussion

Planning Director Tavis Austin stated that he will be posting a notice in the newspaper and on town webpage stating the Planning Board will host a Public Forum regarding ADU ordinance and to gather their input based on suggestions from the Planning Board. Mr. Austin also commented on the updated draft language and explained what materials would be available online prior to the forum.

Chairman Barnard stated that it looks as the presented draft includes the Board's suggestions and recommendations to date.

Mike Hodder said that all suggestions from last meetings discussion are included.

Kathy Barnard stated the Board will open the Forum and go through the preliminary information and then open for public comment, she would like the Board to engage in the discussion.

Mike Hodder agreed that the Board take an active role in the Forum.

(b) Short-term Rental (STR) discussion

Chairman Barnard asked Mike Hodder to address this topic.

Mike stated that he and the sub-committee met and have decided, for future protection of the Town they recommend the Board rely on protection of the new definition of the STR. In relation to existing STR the Board has no way of reaching out to them. He will continue to reach out to Jeb Bradley on this.

Mike also stated that he has reached out to surrounding neighbors, Laconia, and Meredith, both towns have robust regulations regarding the STR rules.

Vaune Dugan moved to agree with the STR sub-committee and their recommendation. Mike Hodder seconded the motion all in favor.

(c) Capital Improvement Program Committee (CIPC) discussion

Chairman Barnard asked Mike Hodder to speak to the CIP topic.

Mike Hodder stated that he included in the Boards packet some guidelines. The CIP is a part of the Planning Board, and the Board should offer some guidance.

Kathy Barnard asked the Board if they were comfortable with Mike Hodder's suggested guidelines as follows:

"The Planning Board recognizes that a study of the Town's current capacity for increased septic loading into existing structures is underway and results may not be known before the present C.I.P. cycle has concluded. The Board also recognizes that the Town's ability to increase the number of potable water hookups is constrained by the limits of its current source of drinking water. The Board realizes that remedying these constraints on future growth will impose new and substantial burdens on taxpayers. The Planning Board recommends that the financial and tax rate planning tools provided through annual Capital Improvements Program cycles be applied towards amortizing project tax rate impacts over the term of years necessary to satisfactorily resolve these constraints."

V. Public Comment

Linda Murray asked the Board if they are going to submit the CIP guidelines they have to the Board of Selectmen.

Kathy Barnard responded that they will be forwarded to the Department Heads and the Board of Selectmen.

VI. Other Business:

(a) Review Minutes July 19, 2022

Julie Jacobs made some amendments to the minutes.

Mike Hodder made some amendments to the minutes.

Kathy Barnard moved to accept minutes from July 19, 2022 as amended, Mike Hodder seconded the motion, all in favor.

Chairman Barnard moved to adjourn meeting, Vaune Dugan seconded, all in favor, meeting adjourned.

Respectfully Submitted,

Jennifer Baraldi