

***Town of Wolfeboro
Planning Board
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, August 16, 2022, 7:00 PM***

I. Call to Order - 7:00 PM

II. Introduction of Planning Board Members

Kathy Barnard, Chairman Mike Hodder, Vice Chairman, Peter Goodwin, Member, John Thurston, Member, Brad Harriman, Selectmen Representative, Julie Jacobs, Alternate (voting)

Vaune Dugan, Doug Breksin, excused absent

Staff Present- Tavis Austin, Director of Planning and Development

Public Hearings: None

III. Discussion Items:

(a) Accessory Dwelling Unit

Chairman Barnard spoke to the public, stating that the Planning Board according to the 2019 Master Plan needed to address the Housing needs of the Town. The Board feels they have reached a point of discussion in bringing the proposed Ordinance changes for ADU consideration to the Public for their input.

Tavis Austin Director of Planning and Development read the specifics of the proposed Ordinance changes. The audience in attendance were given copies to follow along.

IV. Public Forum/Public Comment

Resident Roger Murray spoke to the surveys that have been conducted over the years, and the responses have had no change, stating that the residents like the small- town feel, the residents would like to protect the character of residential neighborhoods. Mr. Murray believes the proposed change in ordinance does the complete opposite.

Resident Becky Swafield spoke to her concerns about controlling the number of dwelling units, and sewer capacity, and believes the Board should wait until the study is complete.

Resident Jerome Holden likes that the Board is looking into changing the ordinance. Believes we need more workforce housing to supply the town with workers.

Resident Suzanne Ryan spoke about existing ADU numbers, and not in favor of how the new ordinance is written.

Resident Linda Murray spoke to preserving the rural feel and character of the town, and not in favor of the new proposed ordinance as written.

Resident Gordon Lang Doesn't believe the ordinance change would help with affordable housing.

Resident Ken Perry agreed with what the other residents feel. Asked about the posting of the meeting he said he stumbled upon it.

Planning and Development Director Tavis Austin stated that the notice was posted in last Thursday's paper along with being posted to Town Webpage.

Resident Richard Warful is in opposition to the Amendment. Asked why the changes are needed.

Planning and Development Director Tavis Austin said there were a variety of reasons and explained why the changes needed to be addressed.

Resident Gerald Sarver is in favor of modifying the ordinance as people should have the ability to utilize their property to fit their own needs while compatible with the neighborhood.

Resident Suzanne Ryan stated that the increase of ADU will impact the schools which in turn will affect our taxes.

Resident Amanda Gordon likes the small-town feel, but also would like the option to build an ADU for extended family.

Resident Steve Johnson has an STR property, he thanked the Board for addressing the issue.

Board Member John Thurston Spoke to the housing issue for workers and feels that should be left up to the employers. He is also concerned about the towns sewer system and its ability to support more housing.

Selectmen Representative Brad Harriman thanked the residents for their input and realizes the Board has some more work to do on the ordinance.

Voting Alternate Julie Jacobs is concerned about the aging in place problem, she fears residents are being aged out their homes, and we need more ideas and discussion on the topic.

Vice Chairman Mike Hodder agrees with Julie Jacobs regarding the aging population being able to afford to stay in their homes and feels adding an ADU would give the resident options. Mike spoke to the surrounding towns allowing one ADU on their property.

Chairman Barnard read an email submitted by Resident Rich Massey.

Chairman Barnard addressed the audience and stated that she is looking forward to discussing the topic further with Board members and was thankful to the residents for their comments.

Tavis Austin asked Chairman Barnard if he could address the resident's and speak to some of the comments and concerns, they spoke about.

V. Other Business:

(a) Review Minutes August 02, 2022

Chairman Barnard had one change on the 1st page #4 ADU

Mike Hodder made a motion to approve minutes as amended, Kathy Barnard seconded the motion. John Thurston abstained. 3 in favor 1 abstention.

Mike Hodder moved to adjourn, all in favor.

Respectfully Submitted,

Jennifer Baraldi