

Town of Wolfeboro
Planning Board Minutes
Great Hall at Wolfeboro Town Hall - 84 South Main Street
Tuesday, February 21, 2023
7:00 PM

I. Chairman Barnard called meeting to Order 7:00 PM

II. Members Present: Chairman Kathy Barnard, Vice Chairman Mike Hodder, Peter Goodwin, Doug Breskin, Linda Murray, Brad Harriman Selectmen's Representative, Julie Jacobs, Alternate

Absent: Vaune Dugan, John Thurston

Staff Present: Tavis Austin, Director of Planning and Development

K. Barnard asked J. Jacobs to be a voting member.

III. Public Hearings: None

IV. Discussion Items:

(a) Solar Regulations: Discussion

T. Austin provided an overview of the draft solar regulations. He pointed to the definitions of the different sizes, possible zoning designation breakdown for "permitted" and "conditional use permit" and other elements of the draft.

M. Hodder questioned the parallels drawn between square footage of panel and output. He commented the Board may not be concerned with the output of the panels.

D. Breskin commented that neither medium or large state 40,000 SF; needs distinction.

M. Hodder recited additional RSAs that authorize review of solar installations.

P. Goodwin questioned if ground mounted structures would be considered Accessory Structures.

T. Austin suggested the Board would need to consider that question; potentially adding an exception to the Accessory Structure definition for solar installations.

M. Hodder suggested removal of the performance bond criterion as it may prove to discourage solar installations. To the abandonment section, he expressed concern regarding disposal of panels.

P. Goodwin suggested the draft requires compliance with all local, state, and federal laws and added that in coming years recovery of the materials may be more sought after as technology grows. He questioned inspection of panels.

T. Austin addressed the current permitting structure.

M. Hodder note most regulations he'd seen not referring to panels as impervious surface.

D. Breskin addressed new technology incorporating solar technology into shingles.

P. Goodwin asked that MED be included in future reviews.

K. Barnard questioned site plan elements and their incorporation into reviews.

B. Harriman commented commercial and residential should clearly be treated differently. He supported the concept of a solar committee.

K. Barnard discussed composition of a committee: Energy Commission, MED, ConComm, PB.

(b) Lot Merger: Action Required

T. Austin gave background to the merger request.

M. Hodder motioned to approve the merger as submitted. K. Barnard seconded the motion which passed unanimously.

(c) Nonconforming Structure Regulations

T. Austin gave background to the suggested revisions. He recalled the recent petition article regarding the same.

K. Barnard asked T. Austin to discuss the changes/issues with Code Enforcement and return to the Board when ready to discuss recommendations.

(d) Short-Term Rental: Next Steps discussion

P. Goodwin suggested such discussions wait until after the upcoming vote.

T. Austin discussed some expressed confusion between warrant articles and actual impact of the articles; suggested Board members remain available to address questions or forward them to T. Austin.

M. Hodder reminded Board there is no 'plan B' should the article pass or fail. Next steps will need to be considered following the vote.

(e) Accessory Structure: habitable space discussion

T. Austin discussed background of issue. He added the nuance of potential detached ADUs in existing accessory buildings that would be in violation of the ½ bath ground floor limitation. He expressed that the Code Officer had identified the same issue and suggested the previously considered 'need' for the ½ bath language is mute. The tools exist to address illegal work without need of this language.

K. Barnard addressed history of the language.

D. Breskin suggested the language may no longer be critical.

(f) Minutes of 02/14/2023

M. Hodder and D. Breskin noted edits.

P. Goodwin motioned to approve the minutes as amended. M. Hodder seconded the motion which passed unanimously.

V. ADJOURN

M. Hodder motioned to adjourn the meeting at 8:25 PM. K. Barnard seconded the motion which passed with a unanimous vote. Meeting adjourned at 8:25PM.