

Town of Wolfeboro
Short Term Rental Subcommittee
Planning Board
Monday, May 17, 2021

Present: Geordy Hutchinson, Cindy Melanson, Peter Cooke, Brad Harriman, John Thurston, Susan Repplier, Tavis Austin, Kathy Barnard.

The meeting was called to order at 10:00 AM.in the Great Hall.

The minutes of May 3, 2021 were reviewed. There was a motion to accept the minutes. The motion was seconded. All members present voted in favor of the minutes.

The next item on the agenda was the opportunity for the public speak. Several members took the opportunity to address the issue.

Some of the issue's mentions were as follows: the use of accessory structure as dwelling unit; tents on private property needs to be addressed; whole home rental are an issue (especially when overcrowding occurs); a review of the zoning ordinance and how we got to where we are; there are existing regulations in place that can be enforced; the grandfathering of existing uses needs to be addressed, enforce only by complaint needs to be re-examined; zoning ordinance needs to be specific; take a stand on the issue of short-term residential in existing neighborhoods; people need to be educated about what they can and cannot do; police need more power to do their job.

The public session was then closed.

The committee then discussed the existing problems and possible resolution.

John Thurston then made a motion on short-term rental as follows: or regardless of a permitted use in a specific zone under current zoning ordinances, I make a motion to seek clarification from the Town's legal council to see whether the use of "vacation rental" in NH bill 458 amended RSA 674:16 is a permitted use under current zoning regulation or ordinances in any district within the boundaries of the Town of Wolfeboro. The motion was seconded. All members present voted in favor of the motion.

There was more discussion about the issue. John then made another motion to seek clarification from the Town's legal counsel to see whether the collection of a business tax for a short-term rental or vacation rental is defined as a business for profit in NH. This motion was seconded. All members present voted in favor of the motion. Tavis will forward this to the Planning Board's attorney

Committee members then decided to review some of the permitted uses and other suggestion in Audrey Klein letter and discuss this at the next meeting.

The next meeting will be held on June 7, 2021, 8:00 AM in the Great Hall.

Submitted by Kathy Barnard

