

Town of Wolfeboro
Planning Board
Short Term Rental Committee
Meeting Minutes
April 12, 2021
Virtual meeting

Members present: Geordy Hutchinson, Paul O'Brien, Susan Replier, John Thurston, Kathy Barnard, Planning and Development Director Tavis Austin, several members of the public. Peter Cooke, Cindy Melanson were absent.

The virtual meeting was called to order at 10:05 AM. There was a roll call vote of the committee members. All of the committee members present so identified and noted being in a room, alone.

The 3/22/2021 meeting minutes were reviewed. A motion (Thurston) was made and seconded (Replier) to accept the minutes as presented. By a roll call vote all members voted in favor of the motion.

The Committee discussed information gained from last meeting as presented by Police, Fire and Code officer. They noted that 'conflicts' with those groups appeared minimal.

Ms. Barnard opened the meeting to public comment. Mr. Thurston referenced those comments sent to the committee via email (as delivered to Planning Director in hardcopy). Mr. Hutchinson asked about 'anonymous' comments.

Mike Mazone of Port Wedlen commented on several issues. Looking online reveals STRs are booked solid while hotels are not. STRs must be hurting commercial businesses.

Brenda Jamets commented on behalf of Alpine Meadows. She recommended the Committee look to Conway as an example of regulations. 'It's not a problem until it is.'

Jen Morgan commented from Abenaki Estates where the HOA voted to not allow STRs.

Mr. Hutchinson suggested Port Wedlen consider the same approach.

Christopher Zaremba commented that Winterhaven has rental properties. He recently purchased a former 'problem property' and is not aware of any current concerns.

Chris Coache stated to him that the Committee seemed reticent to act where STRs are clearly businesses operating in a residential district. They are non-licensed, non-registered, non-regulated violations operating in residential districts.

Mr. Thurston asserted the Committee was doing its due diligence to hear all the information from all angles and perspectives before moving toward recommendations for the Planning Board to consider.

Mr. Coache stated he was simply concerned that its already been a year and no new zoning to address the issue.

Mr. Thurston made a motion recommending that Committee take no action with regard to short-term rentals. Mr. Cooke seconded the motion which had a roll call vote as follows (1,4, 0) motion failed.

Mr. Thurston made a motion recommending that Committee work to define short term rentals and define regulations around the resulting definition. Ms. Replier seconded the motion which had a roll call vote as follows (4,1, 0) motion carried.

Chief Rondeau interjected his recommendation that the Committee work to define what problem they are trying to solve in order to create the most effective solution.

Ms. Barnard asked Committee members to bring their individual definitions of short term rental to the next meeting while thinking also about appropriate regulations. She further asked Planning Director to look into existing statutory authority for the next meeting. She concluded stating the next meeting will be May 03, 2021 at 10:00AM.

Meeting adjourned by roll call vote at 10:50 AM.

Submitted by
Kathy Barnard