

Town of Wolfeboro  
Short Term Rental Subcommittee  
Planning Board  
Meeting Minutes  
August 16, 2021

Present: Geordy Hutchinson, John Thurston, Susan Replier, Tavis Austin (Planning Director),  
Kathy Barnard

The meeting was called to order at 8:00 AM in the Great Hall.

The 7/12/21 minutes were reviewed. A motion was made and seconded to accept the minutes as presented. All present voted in favor of the motion.

There was a discussion about the impact short- and long-term rentals have on the community. It was agreed, based on testimony given to the committee, there is no significant difference between the two types of housing.

There was then a discussion about the need for a definition of short-term rental housing. It was decided that the definition should be less than 30 days would be considered short-term rental housing.

There was then a discussion about which zones should allow short-term rental housing. It was decided that Bay Street Limited, Wolfeboro Falls and the Central Business area would be acceptable. There was also a discussion about pre-existing uses. If a property has been used as a rental and the property owner can prove it, then the use can continue. A pre-existing use will be allowed to continue.

It was mentioned that the definition of a single-family dwelling should include the following: one or more rooms arranged for residential use for one household and not for transient use. The committee members then asked Tavis if he could survey surrounding communities and determine how they have defined short-term rentals. Tavis will compile a list of communities for the next meeting.

It was reported that we will have additional information about enforcement action from the police after a meeting with the Police Commissioners on August 19, 2021.

The next meeting is scheduled for 9/20/21, 8:00 AM in the Great Hall.

A motion was made to adjourn, seconded and all voted in favor of the motion.

Submitted by Kathy Barnard

