

Town of Wolfeboro
Short Term Rental Subcommittee
Planning Board
Meeting Minutes
September 20, 2021

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

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

There was a motion and seconded to approve the minutes from 8/16/2021. All voted in favor of the motion.

Tavis reported that he had 3 examples from other communities. The first one was a definition of a dwelling unit from Portsmouth. It read a building or portion thereof providing complete independent living facilities for one or more persons, including permanent provision for living, sleeping, eating, cooking and sanitation. This use shall not be deemed to include such transient occupancies as hotels, motels, rooming or boarding houses.

The next example was from Durham and is a definition for short-term rentals. An accessory use to an owner-occupied single-family residence containing in addition to living accommodations for the owner and the owner's family, not more than 3 sleeping rooms, for the purpose of providing to the general public, for compensation, lodging, with or without breakfast, for less than 30 consecutive days. A short-term rental is not considered a home occupation.

The next example was from Dover. The definition of Dwelling, Single Family is a detached building containing one dwelling unit only.

Further, dwelling unit is defined as one or more rooms, designed, occupied or intended for occupancy as a separate living quarter with cooking, sleeping and sanitary facilities provided within the dwelling unit for exclusive use of a single family maintaining a household.

There was then general discussion about what would work in Wolfeboro, what kind of a mechanism needs to be developed and who will enforce the ordinance. The need for a short-term rental definition was discussed and the committee seemed to agree that a maximum of 31 days seemed to make sense. This would not include property owners already using their homes as short-term rentals.

There was a discussion about drafting a warrant article asking the voters to vote in favor or against the use of short-term rentals in residential neighborhood.

The discussion then turned to the noise enforcement. The police have indicated that they do not receive a lot of complaints about noise and have indicated that they will follow up and take action on noise complaints.

It was mentioned that the police should have the authority to follow up on noise complaints and be in a position to fine the landlord.

Tavis then reviewed the noise ordinance with the committee (Section 100 – 5 (C) (2)). It seemed to some committee members that there was flexibility in the wording that allowed the property owner to be contacted.

Tavis indicated that he would discuss this issue with the Town Manager and Town Council and report back to the committee.

There was also discussion about reviewing the fines for this violation.

John Thurston then indicated he would check with other communities in the Lakes Region to find out how they are dealing with the issue of short-term rentals.

The committee then determined that the committee will meet on October 18, 2021 at 8:00 AM in the Great Hall.

There was a motion and seconded to adjourn the meeting.

Meeting adjourned at 9:35 AM.

Submitted by
Kathy Barnard