

TOWN OF TUFTONBORO  
PLANNING BOARD  
March 7, 2024  
6:00 PM  
Tuftonboro Town Offices, 240 Middle Road

MINUTES

Members Present: Gary Qua, Chair; Tony Triolo, Member; Kate Nesbit, Member; George Maidhof, Member; Bob Murray, Selectman's Representative; Susan Burnside, Alternate Member

Absent: Carol Bush, Vice Chair; Anthony Mirando, Member; Jeff Reisner, Alternate Member; Matt Young, Alternate Member

Public: Mollie Powell, Tuftonboro Resident; Max Ledoux, Tuftonboro Resident

5:58 PM Call to Order

1. Public Comment – none. Gary named each Board member present at the meeting and announced that Susan Burnside has been appointed as an Alternate Member and will continue her role as Planning Board Secretary.
2. Approval of Minutes from January 4, 2024 Meeting – Gary asked for comments or concerns with the draft minutes for the January 4, 2024. There were none. Gary asked for a motion to approve the minutes as written. Bob so motioned and Tony seconded. All approved and the motion passed.
3. Tuftonboro residents Max Ledoux and Mollie Powell joined the meeting at 6:10. Bob stated that although this meeting is a Planning Board Workshop session, since there are 2 members of the public present, any questions they had would be heard and answered by the Board.

Gary reviewed Amendment #10 on the Zoning Amendment Ballot and the memo from the Planning Board Consultant, which gives further explanation of the rationale for the Amendment. Gary clarified that this amendment adds a 25' buffer to the existing zoning ordinance, which allowed construction of impervious surfaces right up to and abutting wetlands (without disturbing the wetlands) so that the amendment will further protect wetlands by adding the 25' buffer. This Amendment does not make any changes to the construction of driveways. Mr. Ledoux raised several questions about the definition of impervious, which Gary explained and noted that wetlands are designated by a wetlands scientist, which is a fairly simple process. Mr. Ledoux questioned the change to the "purpose" section of the Amendment and whether it affected the intent of the Amendment. Gary noted that the Chair of the Planning Board has the authority to make editorial changes to the "purpose" section of amendments, which are included to provide further explanation of amendments. The "purpose" section of Amendment #10 was edited to state that "This does not affect the ability to cross a wetland with a driveway, subject to all applicable permits." This edit was made to address concerns that the Amendment was changing the existing ordinance regarding driveways.

Gary also discussed the Amendment regarding Accessory Dwelling Units (ADUs) and noted that this Amendment is being added to the Tuftonboro Zoning Ordinance to make the Zoning Ordinance consistent with changes to State statutes.

Gary reviewed the proposed wording changes to the Planning Board Rules of Procedure regarding RSA 673:9.12, which requires the Board of Selectmen to appoint an alternate Ex Officio member to attend Planning Board meetings should the appointed regular Ex Officio member be unable to attend. The Board agreed to add this language as written.

Gary announced that 2 new applicants for the Planning Board would attend the March 21, 2024 Planning Board meeting. Gary reviewed the background of these individuals and the reasons they are interested in joining the Planning Board. Mr. Ledoux also expressed his interest in joining the Planning Board and noted that he had emailed the Board about his interest. Gary asked Mr. Ledoux to send the Board a resume or summary of his background and reasons for his interest in joining the Planning Board. Mr. Ledoux said he would send this information.

Gary asked for a motion to adjourn the meeting at 7:30. Bob so motioned and Tony seconded. All were in favor and the motion passed.

Respectfully submitted by Susan Burnside

DRAFT