

TOWN OF TUFTONBORO  
PLANNING BOARD  
December 7, 2023  
6:00 PM  
Tuftonboro Town Hall, 240 Middle Road

MINUTES

Members Present: Gary Qua, Chair; Carol Bush, Vice Chair; George Maidhof, Member; Tony Triolo, Member; Bob Murray, Selectman's Representative; Anthony Mirando, Member; Kate Nesbit, Member

Absent: Jeff Reisner, Alternate Member; Matt Young, Alternate Member

Staff: Susan Burnside

Public: Carol Ogilvie, Planning Board Consultant

5:59 PM Call to Order

1. Public Comment – none
2. Approval of Minutes from November 16, 2023 Meeting – Gary asked for comments or concerns with the draft minutes. Carol B. noted a error in the member attendance. Gary asked for a motion to approve the minutes with the member attendance corrected. Bob so motioned and Tony seconded. All approved and the motion passed.
3. Review of Proposed Zoning Amendments.

Carol Ogilvie, Planning Board Consultant, reviewed the items she noted for amendments in the Town Zoning Ordinance (March 2021). She explained the rationale for each of the items and answered questions from the Board.

The Board discussed the recommendations for amendments from the Conservation Commission, which did not contain a recommendation for a wetlands setback. Kate, who sits on the Conservation Commission, informed the Board that a wetlands setback was recommended by the Conservation Commission, but inadvertently left that out of their memo. After much discussion about a wetlands setback, Gary asked for a vote to include a wetlands setback. Tony so motioned and Kate seconded. All were in favor and the motion passed. The Board discussed the distance of the setback, with recommended distances ranging from 20 feet to 75 feet. Gary asked each Board member for their recommendations on distances. Response from Board members as follows:

George- 50 feet  
Kate – 50 feet  
Carol B. – 25 feet  
Gary - 25 feet  
Anthony - 25 feet  
Tony – 25 feet

Gary asked for a motion to add a wetlands setback of 25 feet to the proposed zoning amendments. Tony so motioned and Anthony seconded. All were in favor and the motion passed. Carol O. will add the setback requirement to the list of proposed amendments.

Carol will revise all proposed amendments based on the discussions with the Board will prepare the revised amendments for Planning Board review next week.

4. Gary gave a brief review of the site visit to Ember Escapes. Gary, George and Anthony walked the property and discussed the upcoming Site Plan Review with the owner, Kathy DelMedico. The formal Site Plan review will take place at the December 21, 2023 Planning Board meeting.
5. Gary gave a brief review of the potential application for the Whitten Brook Cluster development. A formal application has not been submitted.

Gary asked for a motion to adjourn the meeting at 8:30. Bob so motioned and Carol seconded. All were in favor and the motion passed.

Respectfully submitted by Susan Burnside