

**TOWN OF TUFTONBORO
PLANNING BOARD
February 3, 2022
7:00 PM
Town Offices, 240 Middle Road**

MINUTES

Members Present: Matt Young, Chairman, Gary Qua, Vice-Chairman, Carol Bush, Tony Triolo, Kate Nesbit, Bill Marcussen, Selectmen's Representative, and George Maidhof, an Alternate Member.

Members Absent: Laureen Hadley

Other: Susan Burnside, Planning Board Secretary

Matt Young, Chairman opened the meeting at 7:00 PM at the Tuftonboro Town Offices, 240 Middle Road, Tuftonboro.

I. Discussion Items

- a. Introduction of Planning Board Secretary: The new Planning Board Secretary, Susan Burnside, was introduced to the Planning Board attendees.
- b. Review of Draft Master Plan:
Gary Qua, Chair of the Master Plan Steering Committee and Carol Bush, Vice Chair of the Master Plan Steering Committee presented the draft of the 2022 Master Plan to the Planning Board. The Planning Board was favorably impressed with the quality, conciseness, and thoroughness of the Plan and thanked the Master Plan Steering Committee for their work. In addition to the Draft Plan, Gary also presented documents from the towns of Peterborough and Antrim for discussion and as examples for the Planning Board to consider.

The Peterborough document presents a case study of the re-development of Peterborough starting with their Master Plan. Through zoning amendments, the town was re-developed using public input to preserve Peterborough's traditional village patterns, re-develop an old mill building and create new housing initiatives using a village area model.

The Antrim document is a proposed zoning amendment for a Shoreland Protection District that will be voted upon next month. Gary Qua presented this document for the Planning Board to consider as a model for zoning Tuftonboro's shoreland areas.

The Draft Master Plan will be presented at a Public Hearing at the Tuftonboro Town House on February 17, 2022 at 7:00 PM. At that time, the Planning Board will vote on acceptance of the Master Plan.

- c. Proposed Short-Term Ordinance: The purpose of this proposed ordinance is to preserve the traditional character of residential neighborhoods in Tuftonboro that could be negatively impacted by short term rental usage, such as AirBnB rentals. The proposed ordinance requires owners of residences being used for short term rental to obtain permits for short-term lodging. The permits would be obtained from the Code Enforcement Officer following an inspection to ensure that the dwelling meets specific criteria. The ordinance also places restrictions and/or conditions on use for short term rentals. This proposed ordinance is in the development stage and requires a Town vote, which could not take place before the next Town Meeting in 2023. See attached draft of the proposed ordinance.

II. Adjournment: The meeting was adjourned at 8:40 PM.

Respectfully Submitted: Susan Burnside, Planning Board Secretary