

**TOWN OF TUFTONBORO
PLANNING BOARD
March 17, 2022
7:00 PM
Town Hall, 240 Middle Road**

MINUTES

Members Present: Matt Young, Chairman, Gary Qua, Vice-Chairman, Carol Bush, Tony Triolo, Kate Nesbit, Bob Murray, Selectmen's Representative. Laureen Hadley

Other: Susan Burnside, Planning Board Secretary

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

I. Public Comment

None

II. Introduction of Bob Murray, New Selectman's Representative to the Planning Board

Matt introduced Bob Murray, the newly elected Selectman and new Selectmen's representative to the Planning Board.

III. Approval of Minutes

February 3, 2022 – No changes to the minutes were noted. Tony motioned to accept the minutes as written, Carol seconded and all were in favor.

February 17, 2022 – Page 1: Regarding Susan Week's question whether the Greymont Termination of Rights of Way involved an old town road, Matt included that he would reflect Susan's question to Attorney Walker.

Page 2, Last paragraph: Matt added the following to the sentence "All other matters related to this subdivision..." "and that the right of the town to subdivide the property was confirmed by New Hampshire Municipal Association Counsel."

Kate motioned to accept the minutes with the above changes, Tony seconded the motion and all were in favor

IV. Postponement of Review of Matt Young's Minor Subdivision Plan

Gary announced that the review of Matt's subdivision application would be postponed until April 7, 2022. Bob motioned to accept the postponement and Carol seconded. Matt abstained and all others were in favor of the motion.

V. Discussion Items

a. Discussion of Chapter 8 of Master Plan – Implementation

Gary began the discussion of Chapter 8 of the Master Plan – Implementation Plan noting the 7 items designated as high priority on the chart on page 39. Board members discussed how to prioritize these items and the potential implications relating to town infrastructure and budgetary requirement for initiation.

Matt proposed a meeting to discuss which initiatives should receive priority. The meeting will include 2 representatives from the Zoning Board, 2 representatives from the Conservation Commission, and 2 representatives from the Planning Board. Matt will ask Mark Howard to participate and to name another person from ZBA. Kate will represent the Conservation Commission and will ask another person to participate. Matt and/or Gary and Laureen Hadley will represent the Planning Board.

Gary discussed the maps contained in the Master Plan and the need to update some of the maps. He also noted that he will meet with Mark Howard and Jackie Rollins and CAI (Via Zoom) to discuss updates to the Land Use Map. Gary inquired as to which budget would cover the costs of map updates.

- b. Master Plan Printing Quote/Budget Allocation –** Matt approved the quote from Minuteman Press to print copies of the Master Plan
- c. Discussion of Planning Board Rules of Procedure –** posting public notices per RSA 675.7: Matt and Gary reviewed the requirements for posting of public hearing notices as specified in RSA 675.7, which allows for posting notices on the front page of the town website, as well as 2 other public places. Due to scheduling deadlines for the Granite State News, timing of public notices is not ideal. The decision was made to amend the Rules of Procedure to add that notices would be posted on the front page of the town website, as well as in public places, although in some instances a newspaper posting may be made. Matt also suggested that notices be posted on the Town's Facebook page, at the town transfer station and in 3 town post offices and library. Susan will check on Facebook postings.

VI. Other Business

- a.** Matt discussed the document prepared by DTC on short term rentals that was reviewed at the February 3, 2022 Planning Board meeting. 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. Matt also discussed setback requirement changes that would also need to be voted on at Town Meeting.

VI. Public Comment

none

VII. Adjournment – the meeting was adjourned at 8:20 PM.

Respectfully submitted by Susan Burnside