

**TOWN OF TUFTONBORO
PLANNING BOARD
September 7, 2017
MINUTES**

Members Present: Jack Parsons, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Matt Young, John Cameron, Sue Wingate, Kate Nesbit, Members.

Member Absent: Russ Steensma, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Vice-Chairman Parsons opened the meeting at 7:03 PM.

**I. Consideration of Minutes
August 3, 2017**

It was moved by Bill Marcussen and seconded by John Cameron to approve the August 3, 2017 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

II. Action Items

a. Appointment of Chairman, Vice-Chairman and CIP Planning Board Representative

The Board agreed to table appointment of the Chairman, Vice-Chairman and Planning Board representative to the CIP.

Matt Young stated the only person on the Board with the expertise to be chairman is Jack Parsons however, questioned whether such would be a conflict with his role as Code Enforcement Officer.

b. Eastern Bank; Amendment of Irrevocable Standby No. 6164

Staff informed the Board that Eastern Bank has requested approval of the amendment and extension of the Irrevocable Letter of Credit associated with the approved 23-lot residential subdivision for Alfred W. Greymont.

The Board agreed to the extension and Jack Parsons signed the document associated with such.

III. Discussion Items

a. LRPC Master Plan Contract (Guest: Mike Izard)

The Board reviewed the LRPC contract relative to the Master Plan update, dated August 2016.

Mike Izard stated he read the Cultural and Historic Resources Chapter prepared by the Conservation Commission and noted such was done well with only recommended grammatical revisions proposed. He discussed an implementation matrix; noting that such would guide the Board for the future. He asked whether the Board or LRPC would prepare the matrix.

Staff stated that Town Staff would prepare such and noted that an implementation matrix for the current Master Plan has been prepared and has been used by the Board.

Sue Wingate stated the Agricultural Commission is struggling with how to incorporate the barn preservation, preservation of historic agricultural lands with possibly a scenic component included into the Master Plan since there was nothing in the survey that addressed such.

Bill Marcussen recommended the Commission review other communities and Master Plans such as the Towns of Lee and Hollis.

Sue Wingate stated the Commission doesn't know what the community thinks about the topic because it was not addressed in the survey.

Mike Izard stated public forum input may provide an opportunity to craft such. He stated he would revise the scope and cost detail by the 9/21/17 Planning Board meeting. He asked whether the Board prefers to adopt the chapter updates individually or as a whole.

The Board agreed to adopt the update to the Master Plan in its entirety rather than by individual chapter updates with a projection to adopt the Master Plan update in March 2018.

Referencing the Land Use Chapter, Jack Parsons requested the chapter be updated to be more user friendly.

Mike Izard stated he received the following information that the Board wishes to include in the Land Use Chapter update;

- Elderly housing
- Cottage colonies
- Higher density
- Smaller lots/smaller homes
- Soil based zoning
- Conditional use permits

Sue Wingate questioned how the LRPC Watershed Plan would be incorporated into the Master Plan.

Staff stated the watershed plan would not be completed when the Board adopts the Master Plan therefore, applicable chapters would refer to the pending watershed plan and recommendations noted in those applicable chapters would incorporate the recommendations of the watershed plan.

Kate Nesbit asked if addendums could be added to the Master Plan following adoption.

Mike Izard replied yes and noted any changes would be voted on by the Planning Board.

b. Planning Board Reorganization

The Board tabled such.

c. Master Plan Natural Resources Chapter

Staff distributed the draft Natural Resources Chapter prepared by the Conservation Commission and requested the Board review such for discussion at the 9/19/17 Planning Board meeting.

III. Informational Items

None.

IV. Public Comment

Steve Hunter stated he is a concerned resident that attended the meeting to see what direction the Board is going in.

Bill Marcussen questioned the status of Mr. Hunter's storage facility project.

Steve Hunter stated two buildings have been constructed.

V. **Other Business**

NH Municipal Association Workshops; 9/23/17 or 10/14/17

Sue Wingate and Kate Nesbit expressed an interest to attend such.

It was moved by Jack Parsons and seconded by John Cameron to adjourn the September 7, 2017 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:44 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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