

**TOWN OF TUFTONBORO
PLANNING BOARD
November 5, 2020
APPROVED MINUTES**

Members Present: Gary Qua, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Tony Triolo, Laureen Hadley, Carol Bush, Members, George Maidhof, Alternate.

Members Absent: Matt Young, Chairman, Kate Nesbit, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Vice-Chairman Qua opened the meeting at 7:04 PM at the Tuftonboro Town House.

It was moved by Tony Triolo and seconded by Laureen Hadley to appoint George Maidhof, Alternate, to sit in for Matt Young, Member. All members voted in favor. The motion passed.

I. Public Comment

None.

II. Consideration of Minutes

October 15, 2020

It was moved by Bill Marcussen and seconded by Carol Bush to approve the October 15, 2020 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

III. Action Item

Tuftonboro Realty Trust
Tax Map #25-2-185 & 25-2-186
Lot Merger

Staff informed the Board the applicant submitted the Tuftonboro Realty Trust document that depicts the trustee of the trust as William Travis.

Gary Qua asked if there is a mortgage on the properties; noting that per the RSA, the trustee is required to notify the lienholder of the merger.

Staff stated she did not ask the applicant if there was a mortgage on either property.

Carol Bush volunteered to research such.

It was moved by Tony Triolo and seconded by Gary Qua to approve the Tuftonboro Realty Trust Lot Merger, Tax Map #25-2-185 and 25-2-186, contingent upon compliance with the statute and confirmation there is no mortgage on the properties. All members voted in favor. The motion passed.

IV. Discussion Items

**a. Zoning Amendment
Section 3.6.F.13**

Staff stated that Matt Young has requested to revisit the proposed amendment however, due to his absence at the meeting recommended tabling discussion of such.

b. Master Plan Land Use Chapter

Gary Qua stated he requested references from Justin Pasay and followed up with both those references and the companies provided by Staff. He reviewed his findings with the Board and informed them that Municipal Resources is willing to review the 2006 Master Plan and what has been done to date on an updated Master Plan and provide an assessment and cost estimate to complete the Master Plan update. He stated the cost estimate for such is \$1500.

The Board further discussed the information provided to them by Mr. Qua, discussed whether to conduct another survey or community input piece.

Carol Bush stated the representatives from Municipal Resources were very clear that implementation and oversight is very important.

Staff reviewed the Master Plan Implementation Matrix that was implemented in 2010.

It was moved by Tony Triolo and seconded by Laureen Hadley to contract Municipal Resources Inc. to conduct an assessment and provide a cost estimate to update the 2016 Master Plan. All members voted in favor. The motion passed.

V. Other Business

N/A

VI. Informational Items

The Board received the following correspondence; Dave Ford's response to the Tuftonboro Conservation Commission letter regarding the RIB site.

Next meeting to include a boundary line adjustment, site plan review and the Town of Wolfeboro's remediation measures to the RIB facility.

CIP budget meeting scheduled for 12/1/20 at 6:30 pm at the Town House.

VII. Public Comment

None.

It was moved by Tony Triolo and seconded by Laureen Hadley to adjourn the November 5, 2020 Tuftonboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 7:29 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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