

**TOWN OF TUFTONBORO
PLANNING BOARD
February 18, 2021
APPROVED MINUTES**

Members Present: Matt Young, Chairman, Gary Qua, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Tony Triolo, Carol Bush, Members.

Members Absent: Kate Nesbit, Laureen Hadley, Members, George Maidhof, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Young opened the meeting at 7:00 PM at the Tuftonboro Town House.

I. Public Comment

No public present.

II. Approval of Minutes

January 21, 2021

Correction: Page 2, Durgin Road; strike 5th paragraph

It was moved Tony Triolo and seconded by Gary Qua to approve the January 21, 2021 Planning Board minutes as amended. All members voted in favor. The motion passed (5-0).

February 4, 2021

It was moved Tony Triolo and seconded by Gary Qua to approve the February 4, 2021 Planning Board minutes as submitted. All members voted in favor. The motion passed (5-0).

III. Action Items

Benjamin Govotski

Lot Merger

Tax Map #30-2-28, 30-2-29, 30-2-17

Matt Young recused himself. He stated the applicant previously obtained ZBA approval for one of the lots; noting he asked Planning Board counsel whether creating a new lot would abolish a Special Exception or Variance. He stated counsel replied no however, the applicant cannot expand.

Staff informed the Board that there are no liens on the properties and the lot merger complies with zoning. She noted the applicant has not paid the application fee however, is aware of such and recommended approving the lot merger contingent upon payment of the application fee.

It was moved by Tony Triolo and seconded by Carol Bush to approve the Benjamin Govotski Lot Merger application, Tax Map #30-2-28, 30-2-29 and 30-2-17. All members voted in favor. The motion passed (4-0).

Carl C. and Michelle G. Butzer

Lot Merger

Tax Map #41-3-28 and 41-3-29

Staff informed the Board that there are no liens on the properties and the lot merger complies with zoning.

It was moved by Bill Marcussen and seconded by Carol Bush to approve the Carl C. Butzer Lot Merger application, Tax Map #41-3-28 and 41-3-29. All members voted in favor. The motion passed (5-0).

IV. **Discussion Items**

a. **Master Plan Steering Committee Update**

Gary Qua questioned the process regarding minutes.

Staff explained such.

Carol Bush stated the minutes should be posted on the website prior to approval.

Staff confirmed that the minutes are posted prior to approval.

Gary Qua stated Carol Bush was appointed Vice-Chair and he was appointed Chair of the steering committee. He stated the meeting schedule was established through May 2021 and noted the Committee agreed to develop an outreach program. He stated the Committee would be creating a survey and posting billboards at public locations to allow the public to respond to the survey. He stated the next meeting is scheduled for 3/3/21.

The Board and Staff discussed posting the survey questions on the Town's website and alternative ways to provide the residents opportunities to participate in the survey.

b. **Steve Hunter – Site Plan Review Compliance**

The Board reviewed a letter/Notice of Non-Compliance drafted by Planning Board counsel relative to the site plan approval for the self-storage facility located on Tax Map 55-2-7.

Matt Young stated the Planning Board has the authority to rescind the site plan approval however, counsel recommended he speak with Rick Sager about the issue.

Bill Marcussen requested the letter be forwarded to Rick Sager.

It was moved by Tony Triolo and seconded by Gary Qua to approve and mail the Notice of Non-Compliance to Steve Hunter relative to the Self-Storage Site Plan Approval for Tax Map 55-2-7 with a copy forwarded to the Codes Officer, Board of Selectmen, Planning Board Counsel and Board of Selectmen Counsel. All members voted in favor. The motion passed (5-0).

V. **Other Business**

None.

VI. **Public Comment**

No public present.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the February 18, 2021 Tuftonboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 7:41 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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