

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

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

Members Absent: Kate Nesbit, Lauren Hadley, Members.

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

March 4, 2021

Correction: Page 3, Master Plan Steering Committee Update, 2nd paragraph; change "Meeting" to "Elections"

It was moved Tony Triolo and seconded by Gary Qua to approve the March 4, 2021 Planning Board minutes as amended. All members voted in favor. The motion passed (6-0).

III. Discussion Items

a. Swift Family Trust

Pre-application Discussion; Subdivision & Site Plan Review

Tax Map #54-2-3

Jim Rines, White Mountain Survey & Engineering, Inc., stated the applicant wishes to separate the 603 Motorwerks property from the residential property and maintain the existing address. He asked if it would be acceptable and meet the private road standards to propose the subdivision and a platted 50' Right-of-Way; noting there would be no construction improvements proposed. He questioned the road standard for a commercial lot.

Matt Young confirmed a deeded ROW is proposed to access the rear portion through the commercial lot.

Jim Rines questioned the setbacks due to the 20' green space setback.

Matt Young stated the 20' setback only applies to the commercial property that abuts the residential property.

Jim Rines questioned the setback to the office building/structure; noting parking is not applicable to the setbacks rather, only to the structures.

Gary Qua asked if there are any proposed changes to the main lot.

Jim Rines replied no and noted the proposal is only to remove acreage from the lot. He stated the property has frontage on Homestead Lane however, the applicants want to keep the current 911 address. He noted the Town's regulations are waivable.

Matt Young stated he wanted to further research such.

Gary Qua agreed.

Matt Young asked if the 50' ROW could push the existing lot and structure to be noncompliant.

Jim Rines replied no and noted the frontage to the property is Route 109. He stated the current acreage of the lot is 13.83 and noted the main lot would maintain fee interest. He asked if the ROW has to be upgraded to current standard if the ROW is platted.

Bill Marcussen replied there is no standard for driveways; noting three lots can be accessed off one driveway.

Gary Qua questioned the road frontage for lots within the Neighborhood Business District.

Matt Young replied 150'.

Gary Qua reviewed the setbacks for the district.

Matt Young stated in certain portions of the Neighborhood Business District around Federal Corner Road the setback runs to the rear of the lot. He cautioned against restricting commercial zoning for the lot. He stated he doesn't see an issue with the proposal however, questioned the need for a NHDOT Driveway Permit.

Tom Swift confirmed that an upgrade to the road is not mandated.

b. Zoning Amendment Update

Lee Ann Hendrickson reviewed the final votes for the proposed zoning amendments; the Driveway Permit amendment failed (yes: 209, no: 246) and the amendment to Section 3.6.F.13 passed (yes: 289, no: 153).

Carol Bush stated she heard from voters that the Driveway Permit amendment was not specific enough.

The Board agreed to revisit the matter and propose an amendment for 2022.

c. Master Plan Steering Committee Update

Gary Qua stated the Committee developed a flyer and distributed 315 at the Town Elections. He stated the flyer was also distributed to local post offices and the Town Offices. He reviewed the draft Vision Chapter survey and noted a postcard is being developed that outlines the dates of action items. He stated the questionnaire would be mailed first class and drop boxes would be available at banks, restaurants, post offices, the Town Offices and library.

The Board further discussed the distribution of the survey/questionnaire and agreed to the following;

- Mail to property owners (tax roll)
- Separate mailers
- Include return envelope (unstamped) with address to Municipal Resources
- Change the date of the header of the survey to 2022

Lee Ann Hendrickson reviewed the creation of the Master Plan Steering Committee webpage and quick links associated with such.

IV. Other Business

Short Term Rentals

Gary Qua distributed the NH Municipal Association regulations for short term rentals and stated he would contact Justin Pasay to schedule a workshop.

The Board further discussed short term rentals.

V. Public Comment

No public present.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the March 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 8:28 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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