

**TOWN OF TUFTONBORO  
PLANNING BOARD  
October 21, 2021  
APPROVED MINUTES**

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

**Member Absent:** Matt Young, Chairman.

**Staff Present:** Lee Ann Hendrickson, Administrative Secretary.

Vice-Chair Qua opened the meeting at 7:04 PM at the Tuftonboro Town House, 247 Middle Road.

**I. Public Comment**

None.

**II. Approval of Minutes  
September 16, 2021**

**It was moved by Kate Nesbit and seconded by Laureen Hadley to approve the September 16, 2021 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.**

**III. Public Hearing  
Martin and Barbara Garabedian  
Tax Map #32-1-1  
2-Lot Subdivision**

Martin Garabedian stated he is requesting a subdivision of his 125-acre parcel; noting the newly created lot will be 2.2 acres. He stated his nephew is planning to revitalize the 1855 farmhouse that is located on the property.

Gary Qua questioned the septic system and asked if the system is State approved.

Referencing the plan, Martin Garabedian showed the location of the system.

Bill Marcussen stated the system could be grandfathered.

Gary Qua questioned the intent of the remaining acreage (original parcel).

Martin Garabedian stated the property is registered as a tree farm and will continue to be managed as such.

**It was moved by Tony Triolo and seconded by Kate Nesbit to accept jurisdiction of the application. All members voted in favor. The motion passed.**

Kate Nesbit confirmed the abutters have been notified.

Gary Qua reviewed the waivers requested by the applicant.

**It was moved by Tony Triolo and seconded by Carol Bush to grant the following waivers; Subdivision Regulations Section 3.3.1 A., B., C., E., F., G., H., and I. All members voted in favor. The motion passed.**

**It was moved by Kate Nesbit and seconded by Tony Triolo to open the public hearing. All members voted in favor. The motion passed.**

No public comment.

**It was moved by Tony Triolo and seconded by Laureen Hadley to close the public hearing. All members voted in favor. The motion passed.**

Gary Qua reviewed the following condition of approval;

1. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.
2. The applicant shall set the boundary monuments and submit a Certificate of Monumentation relative to such.
3. This approval is subject to all Federal, State and local permits and any conditions attached thereto.

**It was moved Tony Triolo and seconded by Laureen Hadley to approve the Martin and Barbara Garabedian 2-Lot Subdivision application, Tax Map #32-1-1, subject to the recommended condition of approval. All members voted in favor. The motion passed.**

#### **IV. Discussion Item**

##### **a. Master Plan Steering Committee Update**

Gary Qua stated postcards for the Master Plan Public Forum (scheduled for October 23<sup>rd</sup> at the Town House) were mailed. He reviewed the agenda for the forum. He stated he is hoping to complete the Master Plan in December.

Kate Nesbit asked how the BOS feel about the Master Plan and using such as a guide for changes in zoning.

Bill Marcussen stated changes in zoning are brought forth by the Planning Board. He stated the current BOS members are fairly routed in the status quo. He stated the process to change districts is the same as the process for zoning changes and noted zoning changes are not always embraced.

The Board discussed the process of changes to zoning including district changes.

#### **V. Other Business**

N/A

#### **VI. Public Comment**

No public present.

**It was moved by Tony Triolo and seconded by Laureen Hadley to adjourn the October 21, 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 8:11 PM.

Respectfully Submitted,

*Lee Ann Hendrickson*

Lee Ann Hendrickson