

**TOWN OF TUFTONBORO
PLANNING BOARD
October 15, 2020
APPROVED MINUTES**

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

Member Absent: Kate Nesbit, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

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

I. Public Comment

None.

II. Consideration of Minutes

September 17, 2020

It was moved by Tony Triolo and seconded by Gary Qua to approve the September 17, 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**

Carol Bush noted George Travis Jr. is noted as the trustee on the deed and questioned whether it has been confirmed that William Travis is the trustee.

Staff replied no.

Matt Young asked Staff request a Certificate of Trustee from Mr. Travis.

Gary Qua stated if there is a mortgage on the properties Mr. Travis, per the RSA, is required to notify the lienholder of the merger.

IV. Discussion Items

a. Zoning Amendment

Section 3.6.F.13

Gary Qua stated Jack Parsons expressed concern regarding outdoor storage and recommends a 50' setback from lot lines. He stated Mr. Parsons also recommended striking "Wholesale Distribution Center."

The Board discussed ZBA regulations and authority and reviewed the proposed amendment and recommendations submitted by Jack Parsons and agreed to the following;

- Page 1, Standards, 1); strike "Wholesale Distribution Center." And insert "and" following "personal"
- Page 1, Standards, 3); strike such

- Page 1, Outdoor Storage, Commercial, 1); revise to read “Commercial Outdoor Seasonal Storage of, including but not limited to equipment and watercraft, must be reasonably stored out of public way from roads and abutting parcels with a minimum of a 50 foot setback from all property lines is required.

It was moved by Tony Triolo and seconded by Laureen Hadley to approve the proposed amendment to Section 3.6.F.13 of the Zoning Ordinance as amended and move to public hearing. All members voted in favor. The motion passed.

b. Master Plan Land Use Chapter

Matt Young stated the Board reviewed the draft Land Use Chapter submitted by Susan Slack, Lakes Region Planning Commission, and expressed dissatisfaction with the draft chapter. He questioned the direction the Board would like take.

Following discussion of such, the Board agreed to pursue cost estimates from other organizations to complete the Master Plan update. Gary Qua will request references from Justin Pasay and Staff will forward her references as well.

V. Other Business

N/A

VI. Informational Items

The Board received the following correspondence; Tuftonboro Conservation Commission letter to David Ford, Town of Wolfeboro re: the RIB site and McWhirter appeal of YMCA Camp Belknap’s Site Plan Review 9/3/20 approval.

VII. Public Comment

None.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the October 15, 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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