

**TOWN OF TUFTONBORO  
PLANNING BOARD  
February 20, 2020  
MINUTES**

**Members Present:** Matt Young, Chairman, Tony Triolo, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Gary Qua, Kate Nesbit, Members, Carol Bush, George Maidof, Alternates.

**Members Absent:** John Cameron, Lauren Hadley, Members.

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

Chairman Young opened the meeting at 7:00 PM at the Town Offices, 240 Middle Road.

It was moved by Tony Triolo and seconded by Kate Nesbit to appoint George Maidof, Alternate, to sit in for Lauren Hadley, Member. All members voted in favor. The motion passed.

**I. Public Comment**

None.

**II. Consideration of Minutes**

**January 16, 2020**

**Corrections:** Page 2, 10<sup>th</sup> paragraph; change to read as follows; "Matt Young stated that a 20' greenspace is required where nonresidential properties abut residential properties and to please reflect on the plan."  
Page 3, 3<sup>rd</sup> paragraph; change "nesting" to "hatching"  
Page 4, 3<sup>rd</sup> paragraph, 2<sup>nd</sup> line; insert "no" prior to "depreciation"  
Page 5, 6<sup>th</sup> paragraph; change "system" to "island"  
Page 6, 4<sup>th</sup> paragraph; change "illegal use" to "appeal"  
Page 6, 9<sup>th</sup> paragraph; strike "the" & insert "Camp Belknap's" prior to "population"  
Pages 7 & 8; change "wreak" & "wreaked" to "reek" & "reeked"

**It was moved by Kate Nesbit and seconded by Gary Qua to approve the January 16, 2020 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.**

**III. Scheduled Appointments/Public Hearings**

Matthew C. Young Revocable Trust

Tax Map #14-2-22, 14-2-23 & 14-2-55

Site Plan Review; Convert Portions of NHB District from Residential to Retail Sales/Consumer Services

Pre-application Discussion

*Matt Young recused himself. He stated that due to an issue with abutter notification the presentation would be a pre-application discussion with the Planning Board; noting the discussion is nonbinding on both the Town and the application. He stated the public hearing is scheduled for March 5, 2020 at the Town House.*

Tony Triolo requested Mr. Young to present his application.

Matt Young stated he is the owner of Melvin Village Marina and oriented the Board and the public to the location of the properties (referencing a photograph of the lots). He stated he recently purchased the property formerly owned by Ray & Peggy Everest. He stated the Neighborhood Business District (NHB) allows for retail sales and consumer services (similar to the Melvin Village Marina property that houses the showroom). He stated he is not proposing anything within the Residential District nor is he proposing any material changes to the properties at this time. He stated he proposes to park and sell boats. He noted the house will be rented to an employee; noting there is no commercial use proposed for the house. He stated

he has received a NHDOT Change of Use permit for the driveway. He noted in the future a bluestone parking lot will be designed, engineered and constructed; noting the area the boats will be parked is currently grass however, he intends to replace such with gravel in the future.

*Vice-Chairman Triolo opened the discussion to the public.*

Gary Chehames asked if the State required the driveway to be changed in any way.

Matt Young stated NHDOT requested a certain amount of drop and distance to control sheet flow however, did not provide any specifications regarding such.

Gary Qua asked if there would be any tree removal.

Matt Young stated there is a Ponderosa pine that may have to be taken down due to its health; noting all the trees located to the rear of the property will remain. He stated when the fence is removed he will shim the lawn area with loam.

Karen Granger stated she doesn't understand what is being asked if there are no changes to the properties.

Member of the public asked if Mr. Young is asking for two properties to be changed from residential to commercial.

Matt Young clarified there are three properties included in the application. He stated a 20'x15' area of Tax Map 14-2-22 cuts through the NHB District therefore, he has included that lot in the application.

Karen Granger stated she doesn't understand why the request is needed if there is no proposed change of use.

Matt Young stated the change of use will occur once he parks and sells boats on the property within 300' from the road (change of use to commercial).

Member of the public asked if there is any protection that can be sought from the Town if Mr. Young decides he wants to cut down trees by Mill Pond.

Matt Young stated the river is protected by wetlands rules (NHDES Shoreland Protection rules). He noted the slope is steep and doesn't foresee cutting any trees because of such.

George Maidof confirmed the purpose is to store and sell boats.

Mrs. Chehames asked when Mr. Young anticipates constructing the gravel parking area.

Matt Young stated approximately 1 ½ years.

Steve Hunter asked when the formal application would be presented.

Kate Nesbit replied March 5<sup>th</sup>.

Gary Qua confirmed the Fire Department reviewed the request and there are no issues. He also confirmed the applicant has received NHDOT approval relative to the change of use of the driveway and storage and sale of pontoon boats.

Matt Young stated that due to the nature of the parking spaces the boats being stored on the property will primarily be pontoon boats.

Gary Qua questioned signage.

Matt Young stated he is not proposing such.

Gary Qua questioned additional lighting.

Matt Young replied no and noted that he has removed some lighting.

The Board and Mr. Young discussed permitted uses within the NHB District and noted auto retail and junk yards are prohibited and approximately 250 acres within Tuftonboro is designated NHB.

Gary Chehames confirmed that used car lots are prohibited from the NHB District.

Mr. Young stated that Mr. & Mrs. Bennett are the most impacted from the proposal; noting he has agreed with them to plant additional vegetation as a buffer to their property.

**IV. Action Item**

N/A

**V. Discussion Items**

**YMCA Camp Belknap Appeal**

Staff distributed the appeal of the Planning Board decision for YMCA Camp Belknap. She noted Don McWhirter appealed the decision to Superior Court.

Bill Marcussen stated Mr. McWhirter requested a rehearing from the ZBA regarding the YMCA Camp Belknap ZBA application. He stated the ZBA is meeting to discuss such this evening; noting the request for the rehearing was based on the allegation that the ZBA did not take into consideration the depreciation of property values.

Matt Young noted that if the ZBA decision is overturned that Camp Belknap cannot proceed with their proposal because the Planning Board's approval is contingent upon ZBA approval.

Carol Bush asked if the Planning Board should have waited to approve the application.

Matt Young stated the Board is not required to do such.

Seth Kassels stated he attended the ZBA meeting this evening; noting the request for rehearing was denied.

**Winchester/Owen/Pratt (Farm Island) Appeal**

Bill Marcussen stated the appeal was continued due to scheduling conflicts.

**Short Term Rentals/Airbnb Workshop**

Workshop scheduled for March 2<sup>nd</sup>, 7:45 pm - BOS and ZBA will be invited.

Bill Marcussen noted the life safety code for short term rentals is different than the code for residential dwellings; stating the Town has no organized way to address such. He recommended licensing short term rentals.

Tony Triolo asked how such would be policed.

Bill Marcussen stated the Town would rely a large part on self-compliance.

Matt Young stated licensing short term rentals would increase revenue for the Town, create jobs and increase safety.

Tony Triolo stated he agrees there should be some type of control put in place however, doesn't know how to go about implementing such.

Gary Qua stated he would provide the Board's counsel with an outline for the workshop based on the Board's discussions.

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

Gary Qua stated he is developing definitions for review by Planning Board counsel.

**Mountain Shadows/Fenton Varney Release of Financial Security**

Bob Corcoran expressed concern that the Board will release the funds; noting Blake Trail only has one coat of asphalt, signage is not complete and a swale has not been properly designed.

Staff stated HE Bergeron conducted a site visit and provided comments relative to both phases of the Mountain Shadows subdivision however, questions were posed that requires additional research by Staff of both the applications. She noted that until the issues are resolved there will not be a release of the funds.

**Master Plan**

Staff informed the Board that the draft Land Use Chapter was supposed to be provided to the Board in September. She stated she has reached out several times to Susan Slack, LRPC, regarding the status of the chapter and each time Ms. Slack promises to deliver such to the Board by a certain date. She noted the contract with LRPC expires at the end of February.

Matt Young stated he would contact LRPC.

**VI. Informational Items**

**Lakes Region Housing & Economy Snapshot**

Workshop scheduled for 4/14/20 @ Lakes Region Community College at 4 pm.

**VII. Other Business**

**Town Meeting & Election**

Town Meeting is scheduled for March 11<sup>th</sup> and elections are scheduled for March 10<sup>th</sup>.

**VIII. Public Comment**

None.

**It was moved by Kate Nesbit and seconded by Tony Triolo to adjourn the February 20, 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 8:15 PM.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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