

**TOWN OF TUFTONBORO
PLANNING BOARD
December 22, 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 5:00 PM at the Tuftonboro Town House.

I. Public Comment

Marilyn Stacy discussed her proposal to have the Town purchase the land of North Country Village and turn the recreational center as a community center. She stated the North Country Village Cooperative wants to keep it as a cooperative; noting she wants each home to install its own well and dissolve the cooperative. She reviewed the change to the Water Well Board rules that address the 75' well setback. She stated she has spoken to the BOS and Johnna McKenna, NHDES, and discussed putting forth a warrant article.

Matt Young questioned why the park would want to drill 57 wells and stated the proposal should be initiated by the Co-op.

Marilyn Stacy stated the Co-op is beholden to its attorney.

Matt Young confirmed that Ms. Stacy is requesting the Planning Board to put forth a warrant article to reduce the well radius from 75' to 50'.

Marilyn Stacy requested the Town's rules be updated.

Matt Young stated if the Board were to produce a warrant article it would not change the circumstances that North Country Village operates as a Co-op. He stated the Board needs to research the legislation Ms. Stacy spoke of. He confirmed that Ms. Stacy is requesting the Board to put forth a warrant article to change the Town's regulations and setback from 75' to 50' and a put forth a second warrant article to initiate the purchase of property. He stated he doesn't believe the Board can initiate a warrant article to purchase property.

Marilyn Stacy stated she will get the signatures for the second warrant article.

II. Consideration of Minutes

N/A

III. Discussion Item

a. Municipal Resources Contract

Gary Qua stated Municipal Resources provided a cost estimate of \$15,800 with the potential of an additional \$3,000 for GIS/mapping services. He stated the Master Plan update would be completed in 12 months and noted a steering committee would need to be formed. He stated Municipal Resources recommended the committee consist of Planning Board representatives, one Conservation Commission representative and other members. He stated Carol Ogilvie (Municipal

Resources) would be the moderator and attend every in-person and virtual meeting. He stated rules would be established at the first meeting as well as the scope and meeting dates. He stated Ms. Ogilvie has the ability to write the entire project, if desired.

Gary Qua volunteered to chair the steering committee.

Matt Young recommended appointing a member of the Budget Committee to the steering committee.

Carol Bush volunteered to be a member of the steering committee.

Lauren Hadley volunteered to be an alternate to the committee.

It was moved by Tony Triolo and seconded by Lauren Hadley to enter into a contract with Municipal Resources to update the Master Plan for \$18,800. All members voted in favor. The motion passed.

IV. Other Business

N/A

V. Public Comment

None.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the December 22, 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 5:47 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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