

**TOWN OF TUFTONBORO
PLANNING BOARD
February 17, 2022
7:00 PM
Town House, 247 Middle Road**

MINUTES

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

Members Absent: Laureen Hadley

Other: Susan Burnside, Planning Board Secretary, Members of Public

Matt Young, Chairman opened the meeting at 7:00 PM at the Tuftonboro Town House, 247 Middle Road, Tuftonboro

I. Public Comment

None

II. Approval of Minutes

No minutes were approved at this meeting

III. Public Hearing

- a. Greymont, 11 Deer Path Lane, Farm Pond Subdivision, Tuftonboro: Termination of Rights of Way

Matt discussed the request to the Planning Board from the attorney for Al and Wilma Greymont to terminate the Rights of Way over three lots (Lots 9, 19, and 20) in the Farm Pond Subdivision. The Greymonts are the sole and dominant owner of the of the lots and have reserved two Rights of Way over the three lots. The Greymonts no longer plan to develop or sell the lots and no third parties have any rights to use the Rights of Way. Matt asked for questions regarding this request. Tuftonboro resident Susan Weeks questioned whether these Rights of Way were on an old town road. The Planning Board noted that these Rights of Way are not on an old town road and this was not a concern for termination of these Rights of Way. However, Matt will reflect Susan's question to Attorney Walker. Matt asked if there were any further questions. There were none.

Tony Triolo moved to approve the request to terminate the above stated Rights of Way and Kate Nesbit seconded the motion. All were in favor and the motion passed.

b. 49 Basin Road – Tax Parcel 51-2-3 Response to Conditions of Approval

Matt informed the Board about the response from Eckman Engineering, Inc. regarding an additional question from the Planning Board about Condition #6 of the Board's Conditional Approval. This Condition stated: "This approval is subject to all applicable local, state and federal permits and approvals and any conditions attached thereto." The Planning Board previously raised the question whether a NHDES Shoreland Permit was required. As noted in an email from Matt Young and in their response letter, the only applicable approval was the NHDES Subdivision Approval, which was obtained (#eSA202111201). A NHDES Shoreland Permit is not a requirement for Planning Board approval of a subdivision. It is a requirement prior to obtaining a construction approval for a subsurface disposal system; not a requirement to sell a lot.

Matt asked if there were any further questions regarding the response to this question. There were none and all conditions of approval were met.

c. Town of Tuftonboro Minor Subdivision, Tax Parcel 15-2-27

Matt presented the application for a minor subdivision from the Town of Tuftonboro to subdivide the 25-acre tax parcel (15-2-27) at 87 Sodom Road into two (2) lots – one lot of 2.2 acres and one lot of 22.8.

James Hambrook, the surveyor and agent for Tuftonboro described the subdivision. The 25-acre parcel with existing structures was taken by the Town for tax purposes. The town is asking to subdivide the parcel such that the existing house, septic, well, and accessory structures remain in the 2.2-acre subdivided residential lot, which conforms to zoning. The 22.8-acre lot will be donated as an extension to the town-owned Great Meadow Conservation Land. It was noted that all set backs are compliant with zoning regulations. The road frontage for the new lot is 327 feet, the monuments are set, north arrow is in place, and the signature block is in place. Mr. Hambrook also stated that there are no easements over the properties. Matt asked if the Planning Board members had any further questions. There were none.

Tony Triolo made the motion and Kate Nesbit seconded to open the public session.

Abutters, Bill and Lisa Conant of 80 Sodom Road asked for clarification on this subdivision and whether the Town would build any additional housing and if the 2.2 -acre lot would be the lot with the current house and structures. Matt responded that this is correct. Matt also clarified that the Planning Board is responsible for the subdivision application only. All other matters related to this subdivision is not under the purview of the Planning Board and that the right of the town to subdivide the property was confirmed by New Hampshire Municipal Association Counsel. In response to the question, Bill Marcussen explained that the town has no plans for future buildings on either lot and that the majority (22.8-acres) of the current parcel will become conservation land as part of Great Meadow. In addition, Bill expects that the Town will divest itself of ownership of the 2.2-acre lot with the existing structures, as it has done in the past with property acquired for tax purposes. Bill further noted that any sale of

property by the Town is to recoup any taxes, penalties and interest – any additional proceeds from the sale would be returned to the previous owners.

Bill Marcussen recused himself from further discussion.

Matt reviewed the subdivision checklist and the submitted waiver requests. Matt asked Planning Board members for approval of waivers for 3.3.1.A, 3.3.2.B, and 3.3.1.C of the Subdivision Regulations. All members present were in agreement with the waivers. Kate Nesbit motioned to grant the waivers and Carol Bush seconded the motion. The motion passed unanimously. The remainder of the checklist was reviewed and determine to be complete.

Tony Triolo made the motion to close the public session, Kate Nesbit seconded and all were in favor.

Matt asked for a motion to accept jurisdiction of the application. Tony Triolo made the motion and Kate Nesbit seconded. All were in favor of accepting jurisdiction of this subdivision application.

Matt asked if there were any further questions. There were none. Matt reviewed the subdivision checklist and it was determined to be complete. Matt asked for a motion to approve the subdivision as submitted. Kate made the motion and Carol seconded it. All were in favor of approving the subdivision.

IV. Public Hearing – Master Plan for the Town of Tuftonboro, 2022.

a. Presentation of Town of Tuftonboro 2022 Master Plan

Gary Qua, Chair of the Master Plan Steering Committee presented each section of the Master Plan and the rationale for each section. Gary noted that the State of New Hampshire requires all towns to update their Master Plan roughly every 10 years. The last Master Plan for the Town was completed in 2006. Gary noted that the 2022 plan is a more concise document than the previous Master Plan and most of the data in the plan was obtained from 2020 Census data.

A member of the public submitted a marked copy of the Master Plan with editorial comments that were discussed with Matt and Gary prior to the meeting. These edits were discussed at the meeting. The Planning Board agreed to accept the edits.

One member of the public expressed concern about the lack of internet and cell service in the area and whether the Town had plans to address this concern. Bill responded that there is a Carroll County Broadband Task Force that is looking for ways to bring adequate broadband service to the area. In addition, the Town has approved Verizon Wireless's applications to install 3 cell towers in the Town.

Matt called for a motion to accept the Master Plan with edits as discussed. Kate Nesbit made the motion and Carol Bush seconded the motion. All were in favor of accepting the Master Plan with the edits. Laureen Hadley voted affirmatively by phone. The Planning Board remained in session to review edits.

V. Other Business

No other business

VI. Public Comment

No public comment

VII. Adjournment

The Planning Board adjourned the meeting at 9:00 PM.

The Planning Board continued to meet to review editorial comments and questions regarding the draft Master Plan. The Planning Board agreed on the edits to be made, which will be incorporated in the final version. The Planning Board concluded this discussion at 11:00 PM.

Respectfully submitted by Susan Burnside, Planning Board Secretary