

TOWN OF TUFTONBORO
PLANNING BOARD
November 2, 2023
7:00 PM
Tuftonboro Town Hall, 240 Middle Road

DRAFT MINUTES

Members Present: Gary Qua, Chair; George Maidhof, Member; Tony Triolo, Member; Bob Murray, Selectman's Representative

Absent: Jeff Reisner, Alternate Member; Carol Bush, Vice Chair; Matt Young, Alternate Member, Anthony Mirando, Alternate Member; Kate Nesbit, Member

Staff: Susan Burnside, absent

Public: Gregg Hershenson, Equanimity Builders; Paul Blanc, Norway Plains Associates

7:00 PM Call to Order

1. Public Comment – none
2. Approval of Minutes October 5, 2023 and October 19, 2023
 - a. Gary asked if there were any changes to the October 5, 2023 minutes. There were none. Gary asked for a motion to approve the minutes from the October 5, 2023 meeting. Tony so motion and Bob seconded. All agreed and the motion passed.
 - b. Gary asked if there were any changes to the October 19 meeting. Gary mentioned that the order of the discussion was in the wrong order, but the content of the minutes was correct and requested for a revision to the order of discussion. There were no other comments about the October 19, 2023 minutes. Gary asked for a motion to approve the minutes with the described changes to the order of discussion. Tony so motioned, George seconded and all were in favor. The motion passed.

3. Continued discussion of Equanimity Builders 5 lot subdivision at Tax Map 14-2-39

Rather than outlining the responses from Norway plains and further response from Horizon Engineering within the body of these minutes, attached to these minutes are the copies of letters from Horizons Engineering and Norway Plains. The initial review by Horizons Engineering was discussed at the October 19, Planning Board meeting and is detailed in the minutes from that meeting. Since Horizons Engineering raised some additional questions, Gary proposed that Norway Plains response to Horizon's questions and discussion of this would be continued at the November 16, 2023 Planning Board meeting.

Also attached is a copy of an email from Michael Schlosser, the Engineer from NH DES who described the conditions which would preclude an Alteration of Terrain Permit. Since the subdivision is being phased, the calculations and plans from Norway Plains shows that an Alteration of Terrain permit is not required and the described conditions would be followed.

Gary read preliminary items that would be included in the Notice of Decision, but cautioned that some items may be removed and other items may be included in the final version of the Notice of Decision. There was further discussion of the steepness of the road, which will be further discussed at the next meeting.

Gary asked for a motion to continue this discussion on November 16, 2023, when Norway Plains provides updated documents. Tony so motioned and George seconded. All were in favor and the

motion passed. Gary also stated that the 2 requested waivers of subdivision regulations 3.3.3 E and 4.4.4 K would be voted upon at the November 16, 2023 meeting.

4. Ballot form for warrant articles: Gary gave a brief overview of the draft ballot form with warrant articles amending the Zoning Regulations. Gary also noted that Carol Ogilvie will attend our December 7, 2023 Planning Board Meeting to review the ballot form.
5. Whitten Brook Subdivision – Gary gave a brief overview of questions received by the Planning Board regarding the development of a subdivision that was originally approved in 1988. Gary noted that no work had done to the subdivision since initial approval and a new application would be required. Gary also stated that a memo from Carol Ogilvie will address the questions about the delay in starting work on the subdivision for 33 years and how the applicant would approach an application to begin development of the subdivision.
6. Ember Escapes – Gary gave a brief description of a proposed application for Site Plan Review of a Wedding venue at 48 Canaan Road in Tuftonboro, which will be postponed until a December meeting as the documents submitted were incomplete.
7. Gary asked for a motion to adjourn the meeting. Bob so motioned and Tony seconded. All were in favor and the motion passed at 9:30 PM.