

**TOWN OF TUFTONBORO
PLANNING BOARD
March 2, 2017
MINUTES**

Members Present: Chris Sawyer, Chairman, Jack Parsons, Vice-Chairman, Bill Marcussen, Selectmen's Representative, John Lapolla, Matt Young, Tony Triolo, Members.

Members Absent: John Cameron, Fenton Varney, Members.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Sawyer opened the meeting at 6:30 PM.

**I. Consideration of Minutes
February 16, 2017**

It was moved by Chris Sawyer and seconded by Jack Parsons to approve the February 16, 2017 Tuftonboro Planning Board minutes as submitted. Chris Sawyer, Bill Marcussen, Jack Parsons, Tony Triolo voted in favor. John Lapolla abstained. The motion passed.

II. Work Session

a. Lakes Region Planning Commission Annual Membership

It was moved by Chris Sawyer and seconded by Jack Parsons to renew the Planning Board's membership to Lakes Region Planning Commission in the amount of \$4,193. All members voted in favor. The motion passed.

b. Shaw View Subdivision

Staff stated she received a phone call from Nina Lupoli, Real Estate Broker for Merrimack Valley Development Corp. She stated Ms. Lupoli asked whether the \$4,000 submitted by her client for fees associated with the Construction Observation Agreement could be transferred to a possible new owner if the property is conveyed to a person other than Leonard (Buddy) Thomas Jr. She stated Mr. Thomas would prefer such rather than reimbursing Mr. Thomas and in turn Mr. Thomas then having to reimburse the buyer.

The Board discussed the request and agreed that should there be a transfer of the property that the funds currently in escrow be released to Mr. Thomas and the new owner of the property submit the funds associated with the Construction Observation Agreement.

Jack Parsons stated the buyer should be made aware that the intent of the existing conditional approval is to construct an 18' road; noting the road will not be a Town road.

The Board requested Staff to send a letter to the applicant stating the Board's decision.

c. Parks and Recreation Master Plan Chapter Review

The Board requested the local camps be included in the chapter.

d. Cultural and Historic Resources Chapter

The Board reviewed the chapter submitted by the Conservation Commission and praised the efforts of the Commission, specifically Nancy Piper, and Sue Weeks for her assistance. The Board agreed that

stone culverts should be included in the chapter (North Country Village, North Line Road, Phineas Graves Road and a culvert located near White House Cemetery. The Board requested historic photographs be included in the chapter and/or a cluster of pictures similar to that of the Town Report. They also requested “then” and “now” pictures for the villages (Mirror Lake, Center Tuftonboro, Melvin Village and Tuftonboro Corner). Referencing Section 4.4 Recommendations, the Board agreed to the following;

- Strike bullets #1 and 7
- Combine bullets #3 and 9
- Bullet #4; strike “Members of the Planning Board and the Historical Society should” (Begin sentence with “Gain”

III. Informational Items

None.

IV. Public Comment

None.

V. Other Business

Candidates Night

Chris Sawyer stated she attended Candidates Night to provide information regarding the zoning articles proposed by the Planning Board.

It was moved by John Lapolla and seconded by Matt Young to adjourn the March 2, 2017 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:31 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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