

**TOWN OF TUFTONBORO
PLANNING BOARD
May 20, 2021
APPROVED MINUTES**

Members Present: Matt Young, Chairman, Gary Qua, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Carol Bush, Laureen Hadley, Tony Triolo, Members, George Maidhof, Alternate.

Member Absent: Kate Nesbit, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Young opened the meeting at 7:02 PM at the Tuftonboro Town House.

It was moved by Gary Qua and seconded Tony Triolo to appoint George Maidhof, Alternate, to sit in for Kate Nesbit, Member. All members voted in favor. The motion passed (7-0).

Matt Young stated the Verizon Wireless application will be continued to June 3rd at the request of the applicant; noting the RF engineer's report has not yet been received. He requested a motion by the Board.

It was moved by Bill Marcussen and seconded by Laureen Hadley to continue the Verizon Wireless and James & Barbara Duncan Site Plan Review application and public hearing, Tax Map #50-2-17, to June 3, 2021. All members voted in favor. The motion passed (7-0).

I. Public Comment

None.

II. Public Hearings

**Ronald G. Hooper 2000 Trust
Tax Map #68-2-3 and 68-2-8
Boundary Line Adjustment**

Laureen Hadley recused herself; noting she is an abutter.

Jim Hambrook, Hambrook Land Surveying, stated the applicant is requesting a boundary line adjustment of 53.14 acres from Tax Map #68-2-8 to Tax Map #68-2-3 resulting in lots of 14.05 acres (68-2-8) and 102.01 acres (68-2-3). He stated lot 68-2-8 is a fully developed residential lot with an existing house, barn, well and septic; noting the lot is partially in both the Low Density Residential District and the Open Space/Forestry District. He stated lot 68-2-3 is an undeveloped lot; noting the owner intends to sell the lot. He stated the adjustment resulted in the setting of one new pin/monument; noting the monument has been set.

Matt Young stated North Line Road is a Class V road and questioned the distance on that road.

Jim Hambrook replied 200'.

Matt Young questioned the zoning district.

Jim Hambrook replied LDR.

Matt Young asked if there are any easements on the properties.

Jim Hambrook stated there is a 30' utility easement for a phone pedestal.

Matt Young asked if there are any liens on the properties.

Jim Hambrook stated he is not aware of such.

Matt Young stated the application is complete.

It was moved by Tony Triolo and seconded by Gary Qua to accept jurisdiction of the application. All members voted in favor. The motion passed (7-0).

Matt Young stated the applicant has requested the following waivers; Section 3.3.1.A (tree lines and water courses) and Section 3.3.1.G (wetlands).

It was moved by Gary Qua and seconded by Tony Triolo to grant a waiver to Section 3.3.1.A. All members voted in favor. The motion passed (7-0).

It was moved by Gary Qua and seconded by Carol Bush to grant a waiver to Section 3.3.1.G. All members voted in favor. The motion passed (7-0).

It was moved by Tony Triolo and seconded by Carol Bush to open the public hearing. All members voted in favor. The motion passed (7-0).

Douglas Plaude stated he lives across the street from the property and questioned why he received an abutters notice.

Matt Young reviewed the definition of an abutter.

It was moved by Tony Triolo and seconded by Carol Bush to close the public hearing. All members voted in favor. The motion passed (7-0).

Matt Young reviewed the following recommended conditions of approval;

1. The applicant shall confirm there are no liens on the properties.
2. The applicant shall submit the first and last page of the Ronald G. Hooper 2000 Trust.
3. The applicant shall confirm adequate road frontage.

It was moved Tony Triolo and seconded by Gary Qua to approve the Ronald G. Hooper 2000 Trust Boundary Line Adjustment application, Tax Map 68-2-3 & 68-2-8, subject to the recommended conditions of approval. All members voted in favor. The motion passed (7-0).

Robert Deeb

Tax Map #14-3-38 & 14-3-52

Boundary Line Adjustment

Matt Young stated the application is complete.

It was moved by Tony Triolo and seconded by Carol Bush to accept jurisdiction of the application. All members voted in favor. The motion passed (7-0).

There being no applicant present the Board continued the application to June 3, 2021.

It was moved by Gary Qua and seconded by Carol Bush to continue the Robert Deeb Boundary Line Adjustment application, Tax Map #14-3-38 & 14-3-52, to June 3, 2021. All members voted in favor. The motion passed (7-0).

**Double Lodge, LLC
Tax Map #27-1-7 & 27-1-10
Boundary Line Adjustment**

Anthony Jones stated there is no change in lot size for either parcel; noting one parcel is 11 acres and the other parcel is 20 acres. He stated the purpose of the boundary line adjustment is to correct an encroachment issue; noting the driveway turnaround area on Tax Map 27-1-7 was constructed over the boundary line on Tax Map 27-1-10. He reviewed the plan and noted there is no wetland impact.

Gary Qua confirmed the adjustment is equal in area.

Matt Young asked if there are liens on the properties.

Anthony Jones stated not that he is aware of.

Matt Young stated the application is complete.

It was moved by Tony Triolo and seconded by Gary Qua to accept jurisdiction of the application. All members voted in favor. The motion passed (7-0).

Matt Young questioned a maintenance agreement or easement for the driveway.

Anthony Jones stated the driveway does not split the boundary line.

It was moved by Gary Qua and seconded by Tony Triolo to open the public hearing. All members voted in favor. The motion passed (7-0).

It was moved by Tony Triolo and seconded by Carol Bush to close the public hearing. All members voted in favor. The motion passed (7-0).

Matt Young reviewed the following recommended conditions of approval;

1. The applicant shall confirm there are no liens on the properties.
2. The applicant shall submit the first and last page of Double Lodge, LLC documentation authorizing Joey Pellagrino as its agent.
3. The applicant shall submit the first and last page of the John & Stacy L. Evasius Living Trust.
4. The applicant shall set the boundary monuments and submit a Certificate of Monumentation relative to such.
5. The applicant shall submit a Mylar plan for recording at the Carroll County Registry of Deeds.

It was moved Bill Marcussen and seconded by Gary Qua to approve the Double Lodge, LLC Boundary Line Adjustment application, Tax Map 27-1-7 and 27-1-10, subject to the recommended conditions of approval. All members voted in favor. The motion passed (7-0).

**Verizon Wireless and James & Barbara Duncan
Tax Map #50-2-17
Site Plan Review; Telecommunications Facility**

The applicant has requested a continuance to June 3, 2021. See above motion reflecting such.

III. Discussion Items

a. Sager & Smith Invoice

Staff stated she received an invoice for payment however, the invoice is for the ZBA (McWhirter appeal); noting she would forward the invoice to Mark Howard.

b. LRPC Invoice

Matt Young asked Bill Marcussen if the Town uses LRPC.

Bill Marcussen asked if it is being recommended that the Town withdraws from its membership to LRPC.

Matt Young stated the Planning Board has no use for LRPC.

Bill Marcussen stated the membership fees have been in the Planning Board budget however, if the Planning Board is not receiving any benefit the fees can be placed in another budget; noting such should be addressed in the 2022 budget.

The Board requested Staff to contact LRPC to determine what services are provided to the Town.

c. Master Plan Steering Committee Update

Gary Qua stated a total of 304 responses have been received from both the first online questionnaire and the survey. He stated the comment boards are located in six locations and residents have submitted photographs as well. He stated the Committee will be working on a draft infrastructure chapter next.

IV. Other Business

None.

V. Public Comment

No public present.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the May 20, 2021 Tuftonboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 7:41 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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