

**TOWN OF TUFTONBORO
PLANNING BOARD
July 8, 2021
DRAFT MINUTES**

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

Member Absent: Laureen Hadley, Member.

Staff Present: Lee Ann Hendrickson, Administrative Secretary, Roberta French.

Chairman Young opened the meeting at 7:00 PM at the Tuftonboro Town House.

I. Public Comment

None.

II. Approval of Minutes

June 17, 2021

Correction: Page 1, Action Items, Raymond Graham Revocable Trust. First line should read "there is a lien on both of the lots."

It was moved by Tony Triolo and seconded by Carol Bush to approve the June 17, 2021 Planning Board minutes as amended. All members voted in favor. The motion passed (6-0).

It was moved by Gary Qua and seconded by Tony Triolo to appoint George Maidhof, Alternate, to sit in for Laureen Hadley, Member. All members voted in favor. The motion passed (6-0).

III. Public Hearing

**Lachner Family Trust
Tax Map #64-2-1
2-Lot Subdivision**

Jim Hambrook, Hambrook Land Surveying, representing the Lachner Family Trust stated the proposal is to create a new 12.5-acre parcel out of a 110-acre parcel on Lang Pond Road. The existing property has a camp and all that road frontage that goes along the southern part of Mirror Lake. New lot is tucked up in the northeastern corner of the property with 700 feet of road frontage.

Matt Young stated the property is over five acres therefore, soil information is not required. He asked if there are there any easements over the property.

Jim Hambrook replied no.

Matt Young questioned the seasonal road portion v. the Town maintained portion

Bill Marcussen stated there is a sign at that point where the road becomes seasonal.

Mr. Lachner said there used to be a sign but it is not there anymore.

Gary Qua asked what are their plans for the property.

Bill Lachner stated there is a prospective buyer for the property and noted a condition of the purchase agreement states that there shall be no further subdivision of the land; noting the zoning allows for a home per 2.5 acres.

Matt Young stated the applicant has requested three waivers; Sections 3.3.1.A. (vegetative cover, water courses, topographic features), 3.3.1.B. (topography) and 3.3.1.C. (boundary detail).

Jim Hambrook stated the waivers are requested for the residual parcel (97.5 acres). He stated he surveyed all the road frontage on Lang Pond Road, as well as all the easterly boundary however, not to the Town line.

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

It was moved by Gary Qua and seconded by Kate Nesbit to grant the following waiver; Section 3.3.1.B. All members voted in favor. The motion passed (7-0).

It was moved by Tony Triolo and seconded by Carol Bush to grant the following waiver; Section 3.3.1.C. All members voted in favor. The motion passed (7-0).

Matt Young stated the application is complete and requested acceptance of such.

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

Chairman Young opened the public hearing.

Marshall Hewitt, 43 Lang Pond Road, stated he is probably one of the longest residents of Lang Pond Road (50 years) and noted that the area is a wildlife refuge. He expressed concern regarding the displacement of wildlife. He asked if access would be cut off to hunters and fishermen.

Jim Taylor, Sandstrom Road, stated he owns the 45-acre lot on corner of Lang Pond Road and Sandstrom Road and asked if the boundary between the proposed lot and his lot has been surveyed.

Jim Hambrook replied yes and noted he located the pins on the back of the property. He stated the new boundary line is marked however, he not re-mark the ones on Taylor's line because it's nasty going in there.

Jim Taylor stated there could likely be a Town of Wolfeboro electric easement.

Jim Hambrook replied that most properties have that. The line between Mr. Taylor's property and the proposed new property remains unchanged. And surveys never change ownership; it's the deed.

Frank Botte, 4 Finch Street (Wolfeboro) stated he received an abutter's notice and questioned the location of the proposal. He expressed concern that there will be a lot of houses going behind his house.

Matt Young oriented Mr. Botte to the location of 77 Lang Pond Road.

Jim Hambrook replied no, the property is unchanged on his side of the property and development is unlikely due to the wetlands on the property. He also is concerned with displacement of wildlife.

Matt Young stated the applicant is proposing a single house on 12 acres; noting such is within the property owner's right to do within the Town of Tuftonboro.

Chairman Young closed the public hearing.

Matt Young confirmed receipt of the Mylar plan and recommended the following condition of approval;

1. The approval is subject to any State, Federal and/or Town permits and any conditions attached thereto.

It was moved by Tony Triolo and seconded by Gary Qua to approve the Lachner Family Trust 2-lot Subdivision application, Tax Map #64-2-1, subject to the recommended condition of approval. All members voted in favor. The motion passed (7-0).

V. Action Item

Farm Island Acres, LLC

TM #40-2-1

Extension Request of Subdivision Approval

Following review of the letter submitted by Cody and Randy Owen, dated June 30, 2021, requesting a 1-year extension of the subdivision approval, the Board agreed to forward the letter to Planning Board Counsel for review.

VI. Discussion Items

a. Planning Board Secretary

Staff introduced Roberta French; noting she is in the process of training Ms. French for the Planning Board secretary position.

Joe Kowalski asked if Roberta French would be taught how to use the camera at the Town House.

Bill Marcussen stated the contracted service (GoToMeeting) has been discontinued.

b. Farm Pond Subdivision

The Board reviewed a letter from HEB Engineers stating all improvements have been completed and constructed in accordance with the plans.

Lee Ann Hendrickson noted there remains \$864.08 in escrow for the project; noting the funds could be released since the Board has received final sign off from the third party engineer.

It was moved by Kate Nesbit and seconded by Carol Bush to release the remaining balance of the escrowed funds associated with Farm Pond Subdivision, Tax Map #41-3-9, in the amount of \$864.08. All members voted in favor. The motion passed (7-0).

c. Master Plan Steering Committee Update

Gary Qua stated the next meeting is scheduled for July 15, next Wednesday; noting the infrastructure chapter would be reviewed. He stated the Committee met on 6/26 at the Recycle Center and collected an additional 30 surveys.

Lee Ann Hendrickson informed the Board that the Master Plan Steering Committee can no longer meet virtually however, noted the consultant could attend the meeting via Zoom.

Gary Qua stated he would contact MRI regarding such.

VII. Other Business

None.

It was moved by Kate Nesbit and seconded by Gary Qua to adjourn the July 8, 2021 Tuftonboro Planning Board meeting. All members voted in favor. The motion passed (7-0).

There being no further business before the Board, the meeting adjourned at 7:30 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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