

**TOWN OF TUFTONBORO
PLANNING BOARD
NOVEMBER 4, 2021
APPROVED MINUTES**

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

Member Absent: Laureen Hadley, Member.

Matt Young, Chairman opened the meeting at 7:04 PM at the Tuftonboro Town House, 247 Middle Road.

Kate Nesbit moved and seconded by Tony Triolo to appoint George Maidhof, Alternate Member, to sit in for Laureen Hadley, Member. All were in favor and the motion passed.

1. Public Comment

None.

2. Approval of Minutes

October 21, 2021

Correction: Page 2, Gary Qua reviewed the Garabedian 2-Lot Subdivision conditions of approval, not Matt Young.

Tony Triolo moved to approve the minutes as amended, Kate Nesbit seconded and all were in favor. The motion passed.

3. Public Hearing

Doru Chirieac

Tax Map #51-2-3

2-Lot Subdivision

David Eckman, of Eckman Engineering, LLC presented the application of Doru Chirieac, owner of record of Tax Map 51-2-3, requesting a 2-lot subdivision to a 23.22-acre parcel. The proposed new lot will be 3 acres and the intention of the owner is to sell it and use the proceeds to build his own home on the remainder of the 20.22 parcel. Said parcel runs along Basin Drive and has 219+ feet of water frontage.

Per David Eckman's inquiry, Gary Qua clarified that although Basin Drive is a private road, the town's ordinance does allow development and there would be no need for a variance. Chairman, Matt Young determined the application complete.

Tony Triolo made a motion to accept jurisdiction of the application and Kate Nesbit seconded and all were in favor. The motion passed.

Matt Young indicated there was a mortgage lien on the property and that the lien holder would need to sign off on the project as a condition for approval. Town Road Agent approval is not necessary since Basin Drive is a private road but Fire department input will be required to ensure access ability. Matt Young inquired whether there were easements on the property.

David Eckman didn't think there were but needed to double check with his surveyor.

Carol Bush pointed out on page 1 of the plan that open space indicates 20% and should be 60% per regulations. In addition, minimum lot size referenced note 7, which should be note 6 since there is no note 7. Regarding note 5, Carol wondered whether the board should be concerned with the flood zone. David Eckman replied that although the shoreline is noted on the flood maps, the parcel's elevation is not susceptible to floods. A LOMA application could be filed to remove the parcel's shoreline off the flood maps and avoid flood insurance requirements.

Gary Qua questioned whether the vegetation buffer met the point system and Eckman reassured the owner would not be cutting back any more vegetation.

Tony Triolo made a motion to open the public hearing, Kate Nesbit seconded and all were in favor. The motion passed.

Colette Laplume, 48 Basin Drive, questioned how the current owner will access his lot from Basin Drive.

David Eckman replied that the current owner will use the other driveway.

Nadine Johnson asked when the current owner would be building his house.

David Eckman stated when the new proposed lot is sold.

Basin Drive property owner and Road Agent, Steve Scapicchio described the condition of the road and expense to maintain it year-round. He stated there is an agreement that Basin Drive property owners pay a road maintenance fee and wondered if the new lot owner would be made to comply with the same requirement. He indicated that Basin Drive has an association called Basin Drive Association and the association carries no liability insurance on the road.

Carol Bush pointed out that there is a road maintenance agreement in the deed.

The Board discussed whether a road bond should be issued in case there is road damage caused by construction.

Tony Triolo made a motion to close the public hearing and Carol Bush seconded and all were in favor. The motion passed.

Matt Young reviewed the following conditions for approval:

1. The applicant shall notify the lien holder of the property, in writing, of the 2-lot subdivision; the applicant shall submit said written notification to the Planning Board.
2. The applicant's agent shall review if any easements existing on the property.
3. The plan shall be revised to reflect the open space note/description change from 20% to 60%.
4. The plan shall be revised to reflect the replacement of Note 7 with Note 6.
5. The applicant shall submit Fire department signoff.
6. This approval is subject to all applicable local, state and federal permits and approvals and any conditions attached thereto.
7. The applicant shall submit a Certificate of Monumentation.

8. The new lot will be subject to the existing road maintenance agreement and participation with the Basin Drive Association
9. The road maintenance agreement shall be reflected on the deed for the new lot.
10. The applicant shall submit five revised large scale plans and a Mylar plan for recording.

Gary Qua moved to approve the Doru Chirieac 2-Lot Subdivision application, Tax Map 51-2-3, subject to the conditions of approval, seconded by Carol Bush and all were in favor. The motion passed.

4. Discussion Items

a. Master Plan Steering Committee Update

Gary Qua updated the planning members regarding the progress of the proposed update of the Master Plan. The Master Plan Steering Committee met on November 4th to work with Municipal Resource Inc. via internet however, due to a lack of internet access, the meeting was rescheduled for November 10th at 4:00 pm at the Town Offices, 240 Middle Road. Gary Qua was pleased so far with the feedback from the community. He feels the proposed plan is much more expressive in capturing the communities' sentiments than the last Master Plan and went over the charts in the proposed plan. Gary stated a few more drafts were needed before bringing the plan forward for approval.

b. Planning Board Secretary Position

The Planning Board welcomed Diane Falcey as their new secretary and thanked Lee Ann Hendrickson for her years of service to the Board.

5. Other Business

- a. Matt Young announced after two years of working with NH DOT, a permit application could now be filed for a crosswalk at Pier 19.
- b. William Marcussen gave an update regarding the proposed Great Meadow subdivision, indicating that it will come before the Board in a month or so.

6. Public Input
None

Tony Triolo moved and seconded by Catherine Nesbit to adjourn the November 4, 2021 Tuftonboro Planning Board meeting and all were in favor. The motion passed.

There was no further business before the Board, the meeting adjourned at 8:00 PM.

Respectfully Submitted,

Diane Falcey

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Planning Board Administrative Assistant