

TOWN OF TUFTONBORO
PLANNING BOARD
NOVEMBER 18, 2021
APPROVED MINUTES

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

Members Absent: Laureen Hadley and Kate Nesbit, Members.

Matt Young, Chairman opened the meeting at 7:00 PM at the Tuftonboro Town Offices, 240 Middle Road.

1. Public Comment

None

2. Approval of Minutes

November 4, 2021

Tony Triolo moved to approve the minutes, Carol Bush seconded and all were in favor. The motion Passed.

3. Public Hearings

None

Matt Young undated the board regarding a change needed to Farm Pond Subdivision's plan. The mortgagee of one of the lots within Farm Pond identified a setback off the easement running through the lot to another back lot. The bank held up the mortgage due to an error on the site plan. The plan depicted a thirty foot right of way from the easement, not the boundary line. Jim Rines of White Mt. Survey stated the setback should not be off the right of way and suggested an equitable waiver to correct the error on the plan. Town counsel disagreed stating there was no violation with zoning. A revised mylar will instead depict the setback from the lot's boundary lines, not the right of way and will be recorded to correct the error.

Gary Qua questioned whether there was any building on the right of way?

Matt Young responded that the house corner was within the set back of the right of way, not in the right of way. Matt pointed out that the easement is not a town right of way, just a right of way to the back lot.

Ridge Field Corner Subdivision is seeking a third-party agreement with the town, bank and Ridgefield Corner Subdivision, themselves stating how the funds are held in escrow. Town counsel will review the agreement before signing off to make sure the town is covered.

4. Discussion Items

a. Mary Beth Hertel, Federal Corner Road Subdivision, Tax Map #55-3-3

Two years ago, Federal Corner Road Subdivision, a 20-lot subdivision was approved with conditions. Underground utilities, one of the conditions per 4.4.1.6 of the Town of Tuftonboro Subdivision Regulation was questioned by subdivision owner, Mary Beth Hertel. Mary Beth Hertel explained to planners that she's been working with NH Electric Coop and was told that the cost of underground material cost three times more and availability is lacking. Although underground utility conditions were not mentioned in the minutes, Ms. Hertel wondered whether she was expected to comply. She is also seeking clarification whether the cost and unavailability of materials could be considered as "unpractical" to waive the underground utility requirement pursuant to 4.4.1.6 of the Town of Tuftonboro Subdivision Regulation.

Matt Young stated that for thirty years the town didn't have a subdivision that wasn't required to install underground utilities. Matt pointed out, that currently there are two subdivisions that are installing underground utilities, paying the high costs. He is concerned that considering Ms. Hertel's request would invite other subdivision owners to request the same, challenging the board and town.

Tony Triolo strongly concurred.

Carol Bush stated she lives in a subdivision built in the 1970's that has overhead power but that four houses surrounding her property have installed underground utilities from the poles at their cost and not the developers.

Ms. Hertel question why underground utilities were required?

Matt Young explained that the reason the town adopted underground utilities were for appearances and safety.

William Marcussen indicated that the subdivision he lives in was built in 1972 and has underground utilities. He added that underground utilities are more reliable due to less power interruptions compared with homes powered by overhead utilities.

Upon Ms. Hertel's suggestion to clear up the regulation wording of
"when practical," Matt Young explained that it was for situations where solid ledge existed, making it impractical to install underground utilities.

Matt Young thinks the reason conduit is so expensive stems from the Texas ice storms halting production of plastic resins. The plants are back on line and he suggested Ms. Hertel wait six months when the prices come back down since plastic resin is a domestic USA product.

Gary Qua agreed that "when practical" in the regulation referred to ledge rock.

William Marcussen also agreed and added that "when practical" was a term meaning something physical, not financially monetary.

Matt Young offered to visit the property and examine the sections that are ledge and Ms. Hertel could come back to the Planning Board to address the issue.

b. Site Plan Review Regulations Amendment

Site Plan Review Regulations Amendment material was not available and tabled for December 2nd meeting.

c. Master Plan Steering Committee Update

Gary Qua, MP Steering Committee Chair updated the board stated the committee spent an hour and a half with MRI Inc updating the proposed Master Plan page by page. For example, page 1 expanded on the actual time and work done in reaching out to the community for input. Gary wants to capture the effort, time and techniques used by the committee.

Carol Bush indicated that MRI Inc was instructed to alleviate open spaces on the pages of the Master Plan.

Gary Qua shared that on page four, the MP Steering Committee agreed to retain the concept of the “Cloud.” Keeping the Cloud technology in the Master Plan would effectively relate to the younger generation.

William Marcussen felt it was important to embrace the younger generation but to also look at the demographics and trends and not abandon the majority. He suggested to better serve the community that this document should not be foreign and unattractive to the elders that make up the majority and to not only embrace the few younger folks.

There was discussion that some of the data in the Master Plan came from the 2017 census and that 2020 Census information is now available. Gary Qua explained that MRI Inc will update the outdated statistics and it was only to fill the space with temporary data while waiting for the release of the 2020 census.

Gary Qua indicated that the housing stock needs to be updated and that Carol Ogilvie is working with the Code Enforcement Officer by using the building permit information. MRI Inc will also update the Organizational Chart and include an updated picture of the school. Susan Weeks, Cemetery Trustee will provide MRI Inc. an accurate number of cemeteries in the town.

Gary Qua stated that CAI Inc will update the five Land Use Maps at a cost between \$1,500.00 and \$2,000.00. Steve Wingate, Conservation member will be working with CAI Inc with the maps.

Gary Qua said the MP Steering Committee will meet again this coming Tuesday, November 23rd. The goal is to finish and have a draft in December.

William Marcussen questioned the Master Plan's inclusion of school planning since the town has no control.

Carol Bush agreed stating that the MP Steering Committee is well aware and the school info was just informational to potential families looking to move into Tuftonboro.

Matt Young commented that the Master Plan could be a useful tool to the Real Estate businesses.

5. Other Business

None

6. Public Comment

None

It was moved by Tony Triolo and seconded by Carol Bush to adjourn the November 18, 2021 Tuftonboro Planning Board meeting. All members were in favor and the motion passed.

There was no further business before the board and the meeting adjourned at 7:30 PM.

Respectfully Submitted,
Diane Falcey

Diane Falcey
Planning Administrative Assistant