

**TOWN OF TUFTONBORO
PLANNING BOARD
March 8, 2018
MINUTES**

Members Present: John Cameron, Chairman, Matt Young, Vice-Chairman, Jack Parsons, Tony Triolo, Members, Laureen Hadley, Alternate.

Members Absent: Bill Marcussen, Selectmen's Representative, Russ Steensma, Kate Nesbit, Members, Sue Wingate, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Cameron opened the meeting at 7:00 PM.

I. Public Comment

No comment from public present.

**II. Consideration of Minutes
February 15, 2018**

It was moved by Tony Triolo and seconded by Matt Young to approve the February 15, 2018 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

**III. Scheduled Appointments/Public Hearings
Lawrence R. England, Jr. & Bernice E. England
Tax Map #60-3-1
4-Lot Subdivision**

John Cameron stated the application has been deemed complete.

It was moved by Jack Parsons and seconded by Tony Triolo to accept the application as complete. All members voted in favor. The motion passed.

Jim Rines stated the applicant wishes to divide their property, located at 57 Phineas Graves Road. He stated Lot 1 would consist of 1,010.77' of frontage on Phineas Graves Road and be 24.63 acres in size, the lot labeled "remaining land" would consist of 461.94' of frontage on Phineas Graves Road (including the Graves Cemetery frontage) and be 59.63 acres in size, Lot 2 would consist of 575' of frontage on Phineas Graves Road and 110' of frontage on Sawyer Road and be 3.01 acres in size and Lot 3 would consist of 262.19' of frontage on Sawyer Road and be 3.01 acres in size. He stated Lots 1, 2 and 3 would have their own septic systems and wells while the remaining land (currently developed) currently has an existing well and State approved septic system. Lots 2, 3 and the remaining land have existing driveway driveway/access points on Phineas Graves and/or Sawyer Roads; noting one new driveway cut on Phineas Graves Road for Lot 1 will require approval and a proposed location has been designated on the Existing Conditions plan. He stated the applicant has filed a subdivision application with NHDES to obtain subdivision approval for Lots 2 & 3; noting Lot 1 and the remaining land do not require State subdivision approval as they are both over 5 acres in size. He requested the following waivers; Section 3.3.1.A, B. and E. He stated sufficient mapping information and drainage information has been provided to demonstrate that the lots meet or exceed minimum zoning lot sizing requirements.

Matt Young verified the waivers pertain to additional topography.

John Cameron reviewed the checklists and asked if any structures are located within 50'.

Jim Rines replied no.

John Cameron verified the monuments have been set.

Jim Rines stated one monument was offset due to existing wetlands on the property.

Jack Parsons questioned whether a note has been placed on the plan regarding the offset of the Monumentation.

Jim Rines replied yes.

Chairman Cameron opened the public hearing.

Gary Mott, Phineas Graves Road, questioned how electricity to the lots would be accessed and expressed concern if access came from their lot.

Jack Parsons stated electricity is not included in the review of the application.

Matt Young stated NH Electric Coop may have a right-of-way and recommended contacting them.

Gary Mott stated he knows NH Electric Coop does not possess a right-of-way at the other end of the road.

Dana Simpson, 54 Sawyer Road, asked what improvements would be made to Sawyer Road to accommodate the increase in housing.

Jack Parsons replied none.

Dana Simpson stated the road isn't maintained adequately and noted the Phineas Graves Road culverts washes out and is impassible today. He asked what the Town will do to improve the infrastructure.

Jack Parsons stated the road currently exists therefore, a traffic study is not required.

Jason Walsh, 34 Sawyer Road, noted the Ossipee portion of the road is paved however, the Tuftonboro portion of the road is not. He agreed with Mr. Simpson's comments.

Jack Parsons stated a new road is not being created.

Dana Simpson asked if there has to be a Town Meeting prior to the houses being built.

Jack Parsons replied no, only a building permit is required.

Jason Walsh expressed concern regarding dust from the road, inadequate maintenance of the road and safety issues relative to added traffic.

Gary Mott expressed concern regarding the driveway location.

Jim Rines stated such would be approved by the Road Agent.

Matt Young recommended speaking with the lot owner regarding the driveway location.

Referencing the electric, Gary Mott stated it would be ideal if it was buried.

Jim Rines noted the lot owner will have to pay to get power to the lot.

Referencing Lot 21, Jason Walsh asked if it could be further subdivided if sold.

Jim Rines stated the property could only be further subdivided if compliance with the Subdivision Regulations is demonstrated and noted the lot needs additional mapping in order to determine compliance. Referencing the location of the driveway, he stated such is at the discretion of the property owner.

There being no further questions or comments, Chairman Cameron closed the public hearing.

Jim Rines submitted the Mylar plan and fees for recording at the Carroll County Registry of Deeds.

It was moved by Jack Parsons and seconded by Matt Young to approve the Lawrence R. England Jr. and Bernice E. England Subdivision, Tax Map #60-30-1, as submitted. All members voted in favor. The motion passed.

IV. Action Items

N/A

V. Discussion Items

a. Potential Lot Merger for Tax Map #44-1-53 and #45-1-14

Alana Albee stated she is interested in purchasing a lot from the owners of the Ridgefield Corner Subdivision (owned by LFT Property Holdings, LLC) and merging the lot with her lot. She stated the lot is part of the approved subdivision and questioned whether the lot could be removed from the subdivision, if the covenants and restrictions would still apply to the lot and questioned the status of a 50' setback from each lot that had been imposed as part of the subdivision approval.

Tony Triolo questioned whether it is a setback or right-of-way.

Alana Albee stated a setback is drawn on the plan however, there is no description of a right-of-way in the deed.

The Board agreed to seek an opinion from Town Counsel and request review of the file and plan.

b. Planning Board Rules of Procedure, Mission Statement and Policy Statement

The Board reviewed the revisions noted at the February 15, 2018 meeting.

It was moved by Matt Young and seconded by Tony Triolo to adopt the Planning Board Rules of Procedure as written. All members voted in favor. The motion passed.

c. Master Plan Natural Resources Chapter

The Board reviewed the revisions recommended by Susan Slack, LRPC, to the Natural Resources Chapter (as noted in her email dated 2/20/18). The Board agreed to incorporate those revisions.

VI. Informational Items

N/A

VII. Other Business

Matt Young noted he was not in attendance at the 2/15/18 meeting when the Board discussed the conditions of Site Plan approval for Steve Hunter's storage facility. He expressed concern regarding the berm and potential liability issues related to changes to the conditions of approval by the Planning Board. He stated the existence of the berm (site plan) was presented to the ZBA and the Planning Board and the decisions of both Boards were based on that proposal and site plan. He questioned whether the Planning Board has the authority to make changes to such when the ZBA based their decision on the existence of the berm. He expressed concern regarding bank stabilization and plantings. He stated that although the berm may not be a specified condition of approval of the Planning Board, it was part of the ZBA discussion which impacted their approval of the application. He stated a Certificate of Occupancy should not be approved until the property is seeded and gated.

The Board agreed to request review by Town Counsel on the matter. The Board questioned whether the applicant would be required to submit a new application to the ZBA and a new site plan review application to the Planning Board if the berm is removed.

VIII. Public Comment

No comment from public present.

It was moved by Tony Triolo and seconded by Jack Parsons to adjourn the March 8, 2018 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 8:11 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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