

**TOWN OF TUFTONBORO
PLANNING BOARD
June 21, 2018
MINUTES**

Members Present: John Cameron, Chairman, Matt Young, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Tony Triolo, Kate Nesbit, Members, Laureen Hadley, Alternate.

Members Absent: Jack Parsons, Russ Steensma, Members, Sue Wingate, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Cameron opened the meeting at 7:01 PM.

I. Public Comment

No comment from public present.

**II. Consideration of Minutes
May 17, 2018**

It was moved by Bill Marcussen and seconded by Tony Triolo to approve the May 17, 2018 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

**III. Scheduled Appointments/Public Hearings
Sandra M. Bertha
Boundary Line Adjustment
Tax Map #61-1-23 & 24**

Jim Rines, White Mountain Survey & Engineering, Inc. stated the purpose of the application is to adjust the boundary line to accommodate a new home that will replace the existing home on Tax Map 61-1-24 while complying with the boundary line setbacks. He stated the adjustment involves removing 0.007 acres of land from Tax Map 61-1-24 and adding it to Tax Map 61-1-23 while at the same time removing 0.034 acres of land from Tax Map 61-1-23 and adding it to Tax Map 61-1-24. He stated the net result is that Tax Map 61-1-23 will become 0.027 acres smaller than the existing size and Tax Map 61-1-24 will become 0.027 acres larger in size. He stated that since both lots are more than 3.5 times larger than the minimum lot size requirements including wetlands and more than two times the minimum lot size requirements excluding wetlands, there is no need for an equal area swap.

John Cameron stated the application is complete.

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

John Cameron asked if the monuments have been set.

Jim Rines replied no.

Chairman Cameron opened the public hearing.

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

John Cameron reviewed the following condition of approval;

1. The applicant shall set the boundary monuments and submit a Certificate of Monumentation relative to such.

It was moved by Tony Triolo and seconded by Bill Marcussen to approve the Sandra M. Bertha Boundary Line Adjustment application, Tax Map #61-1-23 and 34 subject to the recommended condition of approval. All members voted in favor. The motion passed.

IV. Action Items

N/A

V. Discussion Items

a. Member Appointments

Staff informed the Board that Kate Nesbit and Russ Steensma's membership to the Planning Board is expiring on June 30th.

Kate Nesbit requested reappointment for a three year term.

John Cameron stated Russ Steensma has requested not to renew his membership as a full member due to his work schedule and inability to attend meetings. He requested Mr. Steensma be an alternate to the Board.

Laureen Hadley agreed to move from alternate to full member for a three year term.

Staff stated she would prepare a memo to the BOS regarding such.

b. Fenton Varney/Mountain Shadows; Release of Financial Security

Staff stated she called HE Bergeron and confirmed that Josh McAllister continues to work for the company and noted she left a detailed voice message requesting a final inspection of the Mountain Shadows subdivision. She stated Mr. McAllister has not responded to said voicemail.

The Board requested Staff to write a letter to Mr. McAllister requesting the final inspection.

Staff also informed the Board that she contacted Jack Widmer, Treasurer regarding the balance of the Mountain Shadow escrow account; noting Mr. Widmer reported a balance of \$6,243.15; noting the fees relative to the final inspection, once completed, would be deducted from the balance.

c. Master Plan

Recreation Chapter

No update.

LRPC Status Update

Staff informed the Board that Susan Slack has reported that she has been working on the Future Land Use Chapter; elderly housing and cottage colonies (now called seasonal resort communities).

Schedule Public Forum

Staff informed the Board that LRPC would have a map prepared for the forum showing current land use conditions. She stated the forum agenda would include elderly housing, seasonal resort communities, increased density, soils based zoning and conditional use permits.

The Board scheduled the Master Plan Public Forum for August 16, 2018 at the Town House.

VI. Informational Items

N/A

VII. Other Business

The Planning Board agreed to cancel the July 5, 2018 minutes; next meeting is scheduled for July 19, 2018.

VIII. Public Comment

No comment from public present.

It was moved by Tony Triolo and seconded by Kate Nesbit to adjourn the June 21, 2018 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:16 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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