

**TOWN OF TUFTONBORO
PLANNING BOARD
August 15, 2019
MINUTES**

Members Present: Matt Young, Chairman, Tony Triolo, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Gary Qua, Members.

Members Absent: John Cameron, Kate Nesbit, Laureen Hadley, Members.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

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

I. Public Comment

None.

II. Consideration of Minutes

August 1, 2019

Corrections: Page 2, 5th paragraph, 2nd sentence; add "for swing room onto the Town Docks" to the end of the sentence
Page 2, 5th paragraph, 3rd sentence; add "and Matt Young because someone could rent something from him" to the end of the sentence
Page 3, 17th paragraph; add "or, is it all facts and figures" at the end of the 1st sentence

It was moved by Tony Triolo and seconded by Gary Qua to approve the August 1, 2019 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.

III. Scheduled Appointments/Public Hearings

Patricia Horsch

Tax Map #55-2-13

Site Plan Review; Barn Sale

Patty Horsch stated she proposes a yard sale (second hand furniture, housewares, clothing and accessories) out of the barn on her property. She stated parking is available on the side of the lawn and the Grange has offered the use of their property for additional parking. She stated she plans to have a few spots outside of the barn for display.

Bill Marcussen asked if there would be an ongoing business operated out of the barn.

Mike Horsch stated the business would not be open full time and noted the property is located in the Neighborhood Business District.

Matt Young questioned the square footage and stated the proposal is also allowed under Home Occupation however, the outdoor display of product is only permitted under the Neighborhood Business District. He recommended a condition of approval include placing the product inside the barn at the end of the day.

Mike Horsch replied 1,000 SF.

Gary Qua questioned the condition of the barn for safety purposes.

Mike Horsch stated the barn is in very good condition; noting the house and the barn has been inspected.

Matt Young stated a NHDOT Change of Use permit is needed and the applicant is entitled to a sign; noting such is to be depicted on the plan. He stated the plan needs to be revised to reflect the following; North arrow, signature block, title block (Name of applicant, Tax Map number, Zoning District) and a scale.

Gary Qua verified the sign needs to be permitted through the Codes Office.

Matt Young noted the application is complete.

It was moved by Tony Triolo and seconded by Gary Qua to accept jurisdiction of the application. All members voted in favor. The motion passed.

Matt Young opened the public hearing.

No comments from the public.

It was moved by Bill Marcussen and seconded by Gary Qua to close the public hearing. All members voted in favor. The motion passed.

Matt Young reviewed the following conditions of approval;

1. This approval is subject to approval of a NHDOT Driveway Permit for Change of Use and any conditions attached thereto.
2. All product shall be stored indoor overnight (outdoor display of product to occur only during the day).
3. This applicant shall revise the plan to reflect the following;
 - Signature Block
 - Title Block (Name of applicant, Tax Map number, Zoning District)
 - North Arrow
 - Scale

It was moved by Tony Triolo and seconded by Gary Qua to approve the Patricia Horsch Site Plan Review application, Tax Map #55-2-13, subject to the conditions of approval. All members voted in favor. The motion passed.

**Ed Bean and Melvin Bean
Tax Map #16-2-19 and 16-2-21
Boundary Line Adjustment**

Matt Young stated the applicants previously received an approval for a 2-lot subdivision (2018) however, the surveyor errored in the location of the property line (not providing for enough frontage for the property owned by Melvin Bean). Therefore, the applicant has submitted a new boundary line adjustment application to correct such. He stated the application has been reviewed and is complete.

It was moved by Bill Marcussen and seconded by Gary Qua to accept jurisdiction of the application. All members voted in favor. The motion passed.

It was moved by Tony Triolo and seconded by Gary Qua to open the public hearing. All members voted in favor. The motion passed.

No comments from the public.

It was moved by Tony Triolo and seconded by Gary Qua to close the public hearing. All members voted in favor. The motion passed.

It was moved by Bill Marcussen and seconded by Tony Triolo to approve the application as submitted. All members voted in favor. The motion passed.

IV. Action Item
N/A

V. **Discussion Items**

Third Party Engineering Firm Candidates

Gary Qua reviewed his research on engineering firm candidates, see attached. He noted Horizons Engineering and Northpoint Engineering would be submitting a proposal next week.

2020 Planning Board Operating Budget

Matt Young stated that due to the increase in the number of applications the Board's budget will be over expended (specifically legal and administrative costs) and requested Bill Marcussen notify the BOS.

VI. **Informational Items**

None.

VII. **Other Business**

Alfred Greymont/Farm Pond Subdivision – Renewal of Letter of Credit

Staff stated the Board received a renewal letter for the Letter of Credit associated with Farm Pond Subdivision (Alfred Greymont). She noted the bank renews the Letter of Credit annually and requests the signature of the chairman of the Board.

It was moved by Tony Triolo and seconded by Gary Qua to authorize Matt Young to sign the renewal of the Letter of Credit associated with Farm Pond Subdivision (Alfred Greymont). All members voted in favor. The motion passed.

Mountain Shadows Subdivision/Fenton Varney - Release of Financial Security

Referencing the Mountain Shadows 2005 subdivision (Remington and Winchester Roads), Fenton Varney stated that when the roads were constructed the original plans were modified slightly; noting a condition of approval included the submittal of as-built plans. He stated the digital plans from the original engineer were lost and provided the Board with redlined plans. He stated the elevations have been adjusted; noting such is depicted on the as-built plans. He requested final review and release of the financial security.

Fenton Varney; Excavation Site Plan Review Final Approval

Fenton Varney distributed photographs of the gate that has been installed; noting such was the final condition of approval to be met.

The Board granted final approval; Matt Young signed the plans and Notice of Decision.

Merrimack Valley Development Corp./Shaw View Subdivision

Matt Young stated he spoke with Attorney Tim Schiavoni (represents the applicant) who, via email, requested relief from the conditions of approval relative to road work and road paving. He stated the owner of the abutting parcel (located in Ossipee) is logging the parcel and accessing the property via the right-of-way. He stated Attorney Schiavoni is concerned that the logging contractor will damage the road improvements done by the applicant and has requested the Board relieve the applicant of the condition so that the lots can be sold. He stated that he informed the attorney that the contractor is responsible for the repair of any damage and that the condition is a requirement of the Subdivision Regulations. He stated Attorney Schiavoni noted the logging project would take up to five years to complete however, he conducted a site visit and disagrees that it will take that long. He noted the applicant was aware of the right-of-way when the property was purchased. He noted the applicant has not provided bonding for the project.

VIII. **Public Comment**

Joe Kowalski asked when the Board would be reviewing their budget and questioned the location of the next meeting.

Bill Marcussen stated CIP input is being requested by 9/4/19.

Matt Young stated the location of the next meeting has not yet been determined.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the August 15, 2019 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 8:08 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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