

**TOWN OF TUFTONBORO
PLANNING BOARD
August 6, 2020
APPROVED MINUTES**

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

Members Absent: Kate Nesbit, Laureen Hadley, Members.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Young opened the meeting at 7:01 PM at the Town House, 247 Middle Road.

It was moved by Bill Marcussen and seconded by Carol Bush to appoint George Maidof, Alternate, as a full member. All members voted in favor. The motion passed.

I. Public Comment

None.

II. Consideration of Minutes

July 16, 2020

Corrections: Page 5, 4th paragraph, 5th line to read as follows; "He stated the air rifle is 94 DB and noted a .22 is at 140 DB. He stated the air rifle is 30 DB at 150 yards similar to a quiet library."
Page 13, 10th paragraph, to read as follows; "Seth Kassels showed, in principal, an example of the Groover system."

It was moved by Gary Qua and seconded by Bill Marcussen to approve the July 16, 2020 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.

III. Discussion Item

Mountain Shadows Review

Matt Young stated Mountain Shadows consists of two subdivisions; Mountain Shadows 2005 (Blake Trail) and Mountain Shadows 2006 (Remington & Winchester); noting the funds held in escrow by the Town of Tuftonboro pertain to Mountain Shadows 2006. He stated that he and Staff met with Fenton Varney and reviewed the files for both subdivisions extensively. He state he also spoke to Susan Weeks and Jack Parsons who were both members of the Planning Board at that time regarding both applications.

Fenton Varney provided a plan depicting the total 32 lots (includes both subdivisions).

Matt Young stated the Mountain Shadows 2005 subdivision received final approval however, the Mountain Shadows 2006 subdivision has not. He stated no lots have been sold in the Mountain Shadows subdivision. Referencing the 2005 subdivision, he stated he and the applicant reviewed the construction material list, conditions of approval, original plan, as-built plan and minutes; noting it appeared that all conditions had been met and approved by prior members of the Planning Board. He noted the funds escrowed for that project were released as a result of the final approval. He stated that when HE Bergeron recently reviewed both subdivisions, they did so in error; noting only Mountain Shadows 2006 should have been reviewed since Mountain Shadows 2005 had already received final approval.

Fenton Varney stated Mountain Shadows 2006 was approved as a 20 lot subdivision; noting nine of those lots were on an existing road and were released (from the Covenant to Secure Compliance recorded at the Registry of Deeds). He stated the remainder of the lots (11 lots) are still included in the document recorded at the Registry.

Alicia Gettman, 5 Blake Trail, stated a final coat of pavement was not put on Blake Trail rather, only a base coat was laid. She stated the road is falling apart.

Matt Young stated he has confirmed that the subdivision that includes Blake Trail was previously approved and signed off.

Alicia Gettman verified that nothing can be done to hold Mr. Varney accountable to repair the road. She asked when the subdivision was approved.

Staff replied 4/21/2005.

Referencing Mountain Shadows 2006, Matt Young stated Mr. Varney has agreed to hire White Mountain Survey & Engineering to perform borings and perform a final inspection (rather than HE Bergeron).

Fenton Varney stated he recalls that a final inspection was previously done by HE Bergeron however, there is no written inspection report that can be found. He stated issues arose when HE Bergeron reviewed the wrong plan. He stated the roads have recently been re-graveled and is awaiting delivery of the posts for the street signs. He stated he intends to install a stop sign as well

Bill Marcussen recalls HE Bergeron performing a final inspection on the road however, thinks the Board may have only received a verbal signoff. He reviewed the history of the developments; noting the association was formed when Terry Berry owned the development. He stated the association has bylaws and money is collected (assessment collected twice per year) to maintain the roads (both winter and spring maintenance). He stated an easement exists to pass over an existing right-of-way. He stated a base coat was of asphalt was laid in 2005 however, a top coat was never put down.

Master Plan; Land Use Chapter

Staff distributed the draft Land Use Chapter received from Susan Slack, Lakes Region Planning Commission. She requested the Board review the chapter for discussion at a later date (possibly September 17th). She stated she has received two referrals that could complete the Master Plan update; Resilience Planning and Design and Dubois and King and noted she would contact them regarding cost and a timeline to complete the update.

Upcoming Meeting Schedule

August 20, 2020: Camp Belknap – application and public hearing continued from July 16, 2020

September 3, 2020: 2021 budget, proposed zoning change, Town of Wolfeboro RIB mitigation project

IV. Informational Items

N/A

V. Other Business

Crosswalk at Pier 19

Matt Young stated he has been approached by several people regarding a crosswalk at Pier 19; noting such is a complicated process. He stated Melvin Village Marina has hired White Mountain Survey & Engineering to perform the engineering, permitting and plan preparation for the sidewalk; noting the preliminary work has been done. He noted other organizations have also pledged a financial commitment to the project (Pier 19 slip owners association, Bradley's Hardware, Camp Northwoods, Camp Belknap, Maxfield Real Estate, Keller Williams). He stated he was contacted by the Fire Department last week who informed him of a near miss incident at the site last week. He noted the State is supportive of the project and will be as accommodating as possible.

Bill Marcussen stated the Town will construct and maintain the sidewalk; noting the current members of the BOS support the project.

George Maidof asked if the speed limit could be reduced.

Bill Marcussen stated the issue was previously raised however, the State did not support it.

VI. **Public Comment**

None.

It was moved by Tony Triolo and seconded by Gary Qua to adjourn the August 6, 2020 Tuftonboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 8:24 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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