

**TOWN OF TUFTONBORO
PLANNING BOARD
May 2, 2019
MINUTES**

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

Members Absent: John Cameron, Laureen Hadley, Kate Nesbit, Members, Russ Steensma, Alternate.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

*Chairman Young opened the meeting at 7:00 PM at the Town Offices, 240 Middle Road.
Chairman Young appointed Gary Qua, Alternate, to sit in for Laureen Hadley, Member.*

I. Public Comment

None.

II. Consideration of Minutes

April 18, 2019

Correction: Page 5, Other Business, Mike Carleton Excavation Operation; strike "to block the view."

It was moved by Tony Triolo and seconded by Gary Qua to approve the April 18, 2019 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.

III. Scheduled Appointments/Public Hearings

N/A

IV. Action Items

N/A

V. Discussion Items

Lakes Region Planning Commission – Master Plan Update

Staff stated she received an email from Susan Slack, LRPC, late this afternoon stating she is still working on the Land Use Chapter and that it would not be ready this evening to present to the Board.

Matt Young stated LRPC wasn't prepared again and the project is long overdue and therefore, the Board should request a 20% discount.

The Board briefly discussed such and agreed that a request for a discount is reasonable and warranted.

It was moved by Matt Young and seconded by Tony Triolo to request Lakes Region Planning Commission for a 20% discount off the contract cost estimate due to the project being overdue. All members voted in favor. The motion passed.

Conservation Commission; Planning Board Recommendation on a Conservation Easement for Tax Map #31-1-1 & Tax Map #31-1-2

Steve Wingate stated such is related to the Great Meadow and reviewed the property currently owned by the Town that constitutes the Great Meadow. He stated the Conservation Commission is purchasing two properties (owned by Fred Sargent and Mike Phelps); noting a conservation easement is being negotiated and one of the conditions of the easement is the restriction of development of the land.

Jack Parsons asked if the Town would be able to extract water from the property in case there was a need to do so in the future.

Steve Wingate replied yes.

Bill Marcussen noted the following properties are being purchased; Tax Map #31-1-1 and Tax Map #31-1-2.

Steve Wingate stated the Commission previously subdivided the Town Garage lot from the Great Meadow property.

Matt Young questioned the acreage.

Steve Wingate replied 140 acres.

Gary Qua stated the tax records reflect a 50-acre parcel and a 90-acre parcel.

Bill Marcussen questioned the Townsend property.

Steve Wingate stated there is no legal access to such.

Matt Young questioned wetlands on the properties.

Steve Wingate stated the properties consist of 50% wetlands.

Matt Young stated questioned the necessity of the purchases if the land is already protected (noting wetlands are protected by the State). He verified the properties being purchased surround the Great Meadow property.

Steve Wingate stated the purchase will protect wildlife habitat and noted the land is an undeveloped part of Tuftonboro that has high quality wetlands.

Matt Young stated he feels it would be better to spend money on stormwater mitigation and phosphorous runoff.

Steve Wingate stated wetlands protect stormwater runoff and noted that development/construction of homes would affect the water quality of Great Meadow and Mirror Lake.

Gary Qua questioned the ultimate goal – to protect wildlife habitat or water.

Steve Wingate replied both, in addition to providing recreation. He stated the purchases cost \$150,000; noting the Town received State funding.

Gary Qua confirmed that development would change water quality and affect wildlife habitat.

Bill Marcussen noted the Town would own the properties.

Matt Young asked why the Town would devalue property by granting a conservation easement to someone else.

Steve Wingate stated without the conservation easement the Town could sell the properties in the future.

Bill Marcussen stated the conservation easement would ensure the properties remain in its original condition when purchased.

Steve Wingate stated the conservation easement was required in order to receive the grant money.

Bill Marcussen stated the purpose is to protect the land.

Matt Young noted he hasn't seen the agreement/conservation easement and questioned the recreational use.

Jack Parsons questioned the type of recreation.

Matt Young recommended ensuring water, timber and recreation rights are maintained. He recommended the conservation easement be reviewed by a land use attorney.

Steve Wingate stated the Commission is awaiting Lakes Region Conservation Trust's review.

Planning Board Counsel

Staff reviewed her email previously sent to the Board outlining the following potential counsel for the Planning Board and towns that the firms represent; Drummond Woodsum Attorneys at Law, Bruce J. Marshall, Sessler Law Office, Upton & Hatfield Attorneys at Law, Mitchell Municipal Group, DTC and PretiFlaherty.

Gary Qua stated he reviewed the firms online and reported his findings to the Board.

Bill Marcussen stated he feels it would be better if the Board had an attorney that was not an attorney to an adjoining town.

The Board asked Gary Qua to contact the following law firms for further follow-up; Mitchell Municipal Group and Upton & Hatfield Attorneys at Law.

Steve Hunter; Site Plan Review Compliance (Self-Storage Facility)

Jack Parsons stated Mr. Hunter was supposed to come to his office following the April 4, 2019 meeting to review the issue of compliance however, Mr. Hunter has not done so.

Matt Young asked Mr. Hunter to see Mr. Parsons.

Steve Hunter replied ok.

Scott & Christine Bailey Site Plan Approval

Jack Parsons stated Mr. and Mrs. Bailey misunderstood the condition of approval relative to the driveway; noting they thought they needed to get approval for a new driveway which is not something they wanted. He stated he informed them a second driveway is not necessary rather, the existing permit needs to be updated to reflect a change of use. He noted he has not heard from them.

VI. Informational Items
N/A

VII. Other Business
Fenton Varney Excavation Operation Conditions of Approval

Mike Jarvis provided pictures of the existing gate to Mr. Varney's property; noting a condition of approval included a gate that matched the neighborhood. He stated he wants to ensure that the gate is installed.

Matt Young stated he discussed such with Mr. Varney prior to the meeting.

VIII. Public Comment
None.

It was moved by Tony Triolo and seconded by Bill Marcussen to adjourn the May 2, 2019 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:36 PM.

Respectfully Submitted,

Tuftonboro Planning Board
May 2, 2019 minutes

Lee Ann Hendrickson

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