

**TOWN OF TUFTONBORO
PLANNING BOARD**

June 18, 2026

6:00 PM

**Town Offices, 240 Middle Road
Minutes**

Members Present: Anthony Mirando, Chair; Susan Burnside, Vice Chair and Secretary; George Maidhof, Member; Mike James, Member; Bob Murray, Board of Selectmen Representative; Carol Bush, Member

Members Absent: Tony Triolo, Member; Max Ledoux, Alternate Member; Kevin McDonnell, Alternate Member

Public Attending: Bryan Berlind, Surveyor, Horizons Engineering; Fenton Varney, Owner of Mountain Shadows; Sal Massa, Member of Mountain Shadows Home Owners Association; Don Griffin, Member of Mountain Shadows Home Owners Association

1. Call to Order:

Anthony called the meeting to order at 6:00 PM.

2. Pledge of Allegiance

3. Roll Call

- 4. Approval of Minutes for May 14, 2026:** Anthony asked if anyone had any changes to the minutes. There were none. Anthony asked for a motion to approve the minutes as presented. Bob so motioned and Mike seconded. All were in favor and the motion passed.

- 5. Public Hearings:** There were no public hearings.

- 6. Informal Discussion: Mountain Shadows Subdivision:** This is a non-binding, informal discussion and does not replace the requirement for a preliminary non-binding consultation as described in the Tuftonboro Subdivision Regulations. Fenton Varney presented his proposed plan for the final section of the Mountain Shadows Subdivision. The final section will be created under the Cluster Development section of the Town Zoning Ordinance. This plan calls for 7 new lots which will be accessed by 2 driveways; no new roads will be built. Mr. Varney also described his plan to pave Mountain Shadows Drive and replace the culvert that is too small to adequately allow storm water flow under the road. The Board asked numerous questions for clarification of the plan. The Board also advised Mr. Varney on the required sign off by the Tuftonboro Fire Department and recommended that Mr. Varney schedule a time to discuss the plans with the Fire Department to ensure that the Fire Department requirements are met. Mr. Varney suggested that this new plan be ready for the August Planning Board meeting and would update the Board if this date should change.

- 7. Administrative:** Anthony discussed the Town of Moultonborough's Regional Impact notice for allowing Castle in the Clouds to obtain a permanent permit to hold events in lieu of obtaining

individual permits as they have done for many years. The notice outlines the requirements and restrictions for such events. Anthony asked for a motion to accept the Regional Impact notice as written with no objections. Mike so motioned and Carol seconded. All were in favor and the motion passed.

Susan informed the Board that a surveyor, Steve Oles, from Norway Plains, Inc. approached her about a request to restore involuntarily merged lots into the original 3 tracts as outlined in the original deed for this property. The Town had merged the 3 adjacent tracts into 1 lot approximately 100 years ago for tax purposes; thereby allowing the Town to tax one lot instead of 3. Family members at this time wish to restore the original 3 lots to enable 1 family member to sell her lot to which she is an heir. Restoration of Involuntary Merged Lots is permitted under RSA 674:38-aa. This RSA specifies that the governing body sign off on this restoration. Selectman Murray will inform the Board of Selectmen that this application will come before the Board of Selectmen at one of their regular meetings. There is no fee involved for this restoration.

8. Anthony asked for a motion to adjourn the meeting. Bob so motioned and George seconded. All were in favor and the motion passed.

The meeting adjourned at 7:20 PM.

Respectfully submitted by Susan Burnside, Vice Chair and Secretary.