

TOWN OF TUFTONBORO PLANNING BOARD

August 18, 2022

**7:00 PM
Town Hall, 247 Middle Road**

MINUTES

Members Present: Carol Bush, Vice Chair, Laureen Hadley, Member; Tony Triolo, Member, Kate Nesbit, Member

Members Absent: Gary Qua, Chair; George Maidhof, Member, Bob Murray, Selectmen's Representative

Staff: Susan Burnside

Members of the Public: Rafe Longver and Butch Ricci for Camp Sentinel, Chuck and Dina Farrell for Mustard Seed Farm, Representative for Camp Sentinel Abutters Nancy Downing and Donald Stockman

7:01 PM Call to order

I. Public Comment - none

Approval of Minutes - July 21, 2022 Planning Board Meeting

The draft minutes from the July 21, 2022 Planning Board Meeting were accepted with the minor addition of a list of members absent from the meeting.

Tony motioned to accept the minutes and Kate seconded. All were in favor and the motion passed.

II. Public Hearings

a. Mustard Seed Farm Site Plan Review

Chuck and Dina Farrell presented an overview of their application for a Farm Stand at Mustard Seed Farm, 176 Ledge Hill Road, Tuftonboro. Chuck described the building as a 16' x 20' shed with a 6' x 20' overhanging porch that is approximately 150' setback from Ledge Hill Road. Mustard Seed Farm is a registered farm with all necessary permits in place. There are approximately 15-18 unencumbered parking spaces on hard pack along the side of the driveway and the barn. Occasionally they have special events, such as a holiday event when cars may park along the side of Ledge Hill Road, but that only takes place 2-3 times per year. Dina describes herself as an herbalist who grows herbs and plants for teas and apothecary products, which they are selling in the farm stand, as well as vegetables grown at the farm. They also sell some products from local artisans.

Carol asked for a motion to accept jurisdiction of the application, Tony so motioned, Kate seconded, all agreed and the motion passed.

Carol read questions submitted by the Planning Board Chair who was not able to attend the meeting with responses as follows: Chuck said that a total of about 5 acres are used for farming and about ¼ acre is used for growing herb, plants and vegetable. The remaining acreage supports livestock. The season and hours of operation are from Wednesday through Sunday, May to Christmas from 10-4. The Farrells also said that if heat is needed in the farm stand, they would install something like a propane mini-split and would install a carbon monoxide detector as required by the Fire Department. Chuck also said that the Fire Chief stopped by to tell them they needed to install a smoke detector, an exit sign and a road number sign. They have removed the large sign that was on the side of the road and are replacing it with a smaller sign to conform to zoning regulations. The new sign will be placed off the town right of way on Ledge Hill Road.

Carol asked for a motion to open the public session. Tony so motioned and Kate seconded, all were in favor and the motion passed.

There were no questions from the public.

Carol asked for a motion to close the public session. Tony so motioned, Kate seconded and all agreed. The motion passed.

Carol read each of the Site Plan Review Regulation and the requests to waive several regulations. The list of regulations that the planning board voted to waive are as follows (for reference, see the attached Site Plan Review Checklist that indicates each regulation that the Planning Board voted to approve the waive):

4.3.2a – Tony motioned, Kate seconded and all agreed. The motion passed.
4.2.3b - Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.2c – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.2f - Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.2h – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.2j - Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3d – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3e - Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3f - Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3g – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3i – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3j – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.3l – Tony motioned, Kate seconded and all agreed. The motion passed.
4.3.4 – Tony motioned, Kate seconded and all agreed. The motion passed.
5.1a -- Tony motioned, Kate seconded and all agreed. The motion passed.
5.1b - Tony motioned, Kate seconded and all agreed. The motion passed.
5.1d - Tony motioned, Kate seconded and all agreed. The motion passed.
5.1f - Tony motioned, Kate seconded and all agreed. The motion passed.
5.1g - Tony motioned, Kate seconded and all agreed. The motion passed.
5.2a - Tony motioned, Kate seconded and all agreed. The motion passed.
5.2b - Tony motioned, Kate seconded and all agreed. The motion passed.
5.2c - Tony motioned, Kate seconded and all agreed. The motion passed.
5.3a - Tony motioned, Kate seconded and all agreed. The motion passed.
5.3b - Tony motioned, Kate seconded and all agreed. The motion passed.
5.4 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.5 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.6 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.7 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2a – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2b – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2c – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2d – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2e – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2f – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2g – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2g – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2h – Tony motioned, Kate seconded and all agreed. The motion passed.
5.8.2i – Tony motioned, Kate seconded and all agreed. The motion passed.
5.9a - Tony motioned, Kate seconded and all agreed. The motion passed.
5.9b – Tony motioned, Kate seconded and all agreed. The motion passed.
5.9c - Tony motioned, Kate seconded and all agreed. The motion passed.
5.9d - Tony motioned, Kate seconded and all agreed. The motion passed.
5.9.d1 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.9.d2 - Tony motioned, Kate seconded and all agreed. The motion passed.

5.10 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.11 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12a - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12b - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12c - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12d - Tony motioned, Kate seconded and all agreed. The motion passed.
5.12e - Tony motioned, Kate seconded and all agreed. The motion passed.
5.13.1 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.13.2 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.13.3 - Tony motioned, Kate seconded and all agreed. The motion passed.
5.13.4 - Tony motioned, Kate seconded and all agreed. The motion passed.
8.5 - Tony motioned, Kate seconded and all agreed. The motion passed.
9.1 - Tony motioned, Kate seconded and all agreed. The motion passed.
9.2.1 - Tony motioned, Kate seconded and all agreed. The motion passed.
9.2.2 - Tony motioned, Kate seconded and all agreed. The motion passed.

Carol asked for a motion to conditionally approve the application with the following conditions:

1. The operating hours will be from 9:00AM to 6:00PM
 2. At least 2 parking spaces (8 1/2 feet wide or greater) will be marked and designated as public parking.
 3. A Fire Department form will be signed by the Fire Chief to indicate that a smoke detector, exit sign, and road number were installed.
 4. Confirmation that at least 35% of the dollar value in sales comes from Mustard Seed Farm products,
- Tony so motioned, Kate seconded and all agreed. The motion passed.

b. Camp Sentinel Site Plan Review – Construction of a Community Activities Building

Carol explained that review of the application was tabled at the July 21, 2022 Planning Board meeting, as it was missing required pieces of data. Gary had notified the applicant of the deficiencies and the deficiencies were discussed at the July 21, 2022 meeting prompting the decision to table the review. The review was re-scheduled for the August 18, 2022 Planning Board meeting. Representatives from Camp Sentinel attended the August 18, 2022 meeting and described the proposed site plans. However, they notified the board that the engineer hired to design the plans was not able to complete the plans in time for the August 18, 2022 meeting due to staffing issues. At this (August 18, 2022) meeting, the Planning Board voted to continue the review of the application until the September 15, 2022 Planning Board meeting.

Carol asked for a motion to continue the review until the September 15, 2022 meeting. Tony so motioned and Kate seconded and all were in favor. The motion passed.

- III. **Public Comment** – A representative for the Camp Sentinel Abutters Nancy Downing and Donald Stockman asked whether storm run-off would affect Dan Hole Pond. The Board explained that the storm run-off plan has not yet been reviewed or approved; however, any effects of storm run off on Dan Hole Pond would be considered when reviewing the plan.

Adjournment – Tony motioned to adjourn the meeting, Kate seconded and all were in favor. The meeting was adjourned at 8:00 PM.

Respectfully submitted by Susan Burnside