

**TOWN OF TUFTONBORO
PLANNING BOARD
August 3, 2023
7:00 PM
Tuftonboro Town Offices, 240 Middle Road**

MINUTES

Members Present: Gary Qua, Chair; Carol Bush, Vice Chair; Tony Triolo, Member; George Maidhof, Member; Bob Murray; Selectman's Representative; Anthony Mirando, Alternate Member; Member
Absent: Kate Nesbit, Member; Laureen Hadley, Member; Matt Young, Alternate Member; Jeff Reisner, Alternate

Staff: Susan Burnside

Public: Kate LeMay and Mark Straubel from Camp Pleasant Valley; John Rossi and Greg Hershensen, Owners of Equanimity Builders; Paul Blanc, Norway Plains Engineer for Equanimity Builders; Ladd Eaton, Abutter to lot 14-2-39; Kevin MacDougal, Abutter to lot 14-2-39. In addition, an architect and representative from The YMCA Overnight Camps of Greater Boston viewed the meeting via Zoom.

7:00 PM Call to Order

I. Public Comment – none

II. Administrative: Gary asked for a motion to designate Anthony Mirando, Alternate Member to sit as a full member at this meeting in place of Kate Nesbit, who was unable to attend this meeting. Carol so motioned and Tony seconded. The motion passed. Gary noted that Anthony would serve as a full member for future reviews of the 2 preliminary plans being discussed at this meeting.

III. Approval of Minutes The July 20, 2023 meetings were approved as written

IV. Camp Pleasant Valley Site Plan Review: Kate LeMay, Executive Director, and Mark Straubel both of Camp Pleasant Valley and the YMCA Overnight Camps of Greater Boston presented plans for a preliminary review of a dining hall. At this meeting, the Tuftonboro Planning Board engaged in a non-binding discussion, as requested by the Camp, to review the architect's plans to expand an existing dining hall, which is over capacity. Currently, the dining hall is divided into 2 separate levels, which does not allow all the girls attending the camp to have meals together. The expansion will allow all girls to eat together, which enhances their overall camp experience.

Gary asked for a motion to open the public session. Anthony so motioned and Tony seconded. All were in favor and the motion passed. There were no comments or questions from the public. Tony motioned to close the public session and Carol seconded. All were in favor and the motion passed.

Gary reviewed the requirements for submitting a formal Site Plan Review application and the process for requesting waivers from Site Plan Review regulations. Gary gave Kate a copy of the Site Plan Review checklist on which he indicated the regulations most applicable to the Camp's Site Plan application. Gary also discussed the requirements for Fire Department sign off. Kate mentioned that the Chief has already been to the camp and discussed requirements for a sprinkler system.

Gary asked for a motion to open the public session. Tony so motioned and Carol seconded. All were in favor and the motion passed. Gary asked for questions from the public. There were none. Gary asked for a motion to close the public session. Tony so motioned and Carol seconded. All were in favor and the motion passed.

As previously stated, this review is a non-binding, preliminary discussion; therefore, no vote was taken.

V. Equanimity Builders – Design Review Phase – 5 lot subdivision in Melvin Village (Tax map 14-2-39)

The review of this proposal is a design phase review, which is non-binding. However, regulations require that that abutters must be notified, which was done. Two abutters attended the meeting - Ladd Eaton and Kevin MacDougal.

The Board, lot owners, and the engineer discussed the constraints for subdividing this lot given the configuration of the lot, topography, wetlands, and the fact that the lot crosses 3 zoning districts (Neighborhood Business, Low Density Residential, and Medium Density Residential). Further complicating the subdivision is the fact that the currently designated house locations also bisects zoning districts (i.e., the front of a house is in a different district from the back of the house). Alternatives to the presented plan were discussed. Gary read the memo from the Planning Board consultant, which addressed her issues with the proposal. The memo is available for review at the Town Offices.

Gary asked for a motion to open the public session. Tony so motioned and Carol seconded. All were in favor and the motion passed. Gary asked for questions from the 2 abutters who attended the meeting. Both abutters asked questions and raised their concerns about the plan and how their properties would be affected. Both abutters understood that the plan is preliminary and in development. The engineer addressed their concerns and noted that their concerns would be taken into consideration in the next iteration of the plan.

Gary asked for motion to close the public session. Tony so motioned and Carol seconded. All were in favor and the motion passed.

There was further discussion of the plan and the zoning issues. Gary suggested that the owners and the engineer revise the plan and come back to the board with the revisions. The owners and the engineer agreed.

VI. Gary discussed several administrative items related to the Master Plan, the Lake Winnepesaukee Association, meetings with Conservation and Parks and Recreation and the completion of the Verizon Notices of Decision items.

The meeting was adjourned at 9:00.

Respectfully submitted by Susan Burnside