

TOWN OF TUFTONBORO PLANNING BOARD

July 21, 2022

7:00 PM

Town Offices, 240 Middle Road

MINUTES

Members Present: Gary Qua, Chair; Carol Bush, Vice Chair, Laureen Hadley, Member; Tony Triolo, Member

Members Absent: Kate Nesbit, George Maidhof

Staff: Susan Burnside

Members of the Public: Mary and David Graham, Tuftonboro; Molly Powell and spouse (unnamed); Elizabeth Foley, Tuftonboro; Adam Smetana, Tuftonboro; Jen Thomas, Tuftonboro; Merle and Margaret Savage, Tuftonboro

7:01 PM Call to order

I. Public Comment -

Approval of Minutes - June 16, 2022 Planning Board Meeting

The draft minutes from the June 16, 2022 Planning Board Meeting were accepted with the change that the Pine Cone Café would not retain that name.

Tony motioned at accept the minutes with the above change and Carol seconded. All were in favor and the motion passed.

II. Public Hearings

a. Milligan – Hodgdon Boundary Line Adjustment and Subdivision (Tax Map 59-3-2 and Tax Map 59-3-7)

Ted Wright, land surveyor from White Mountain Survey, described the proposed boundary line adjustment which removes a section from the Hodgdon lot 59-3-2 and adds it to the Milligan lot 59-3-7 to allow access to Mountain Road (Rt. 171). Then the Milligan lot 59-3-7 will be subdivided into 2 lots. Gary explained that the proposed BLA and subdivision meets the zoning requirements for a Low Density Residential District (LDR) for acreage, road frontage and depth. Gary asked the Board if there were any further questions – there were none.

Gary asked for a motion to open the public session. Tony so moved and Carol seconded. All were in favor. The motion passed.

Gary explained that a subdivision is a division of a lot into 2 or more lots. In the application under review, the proposed subdivision creates 2 lots. Jen Thomas asked why she didn't receive an abutters notice since she lives directly across from the Hodgdon's residence. Ted and Gary clarified that the lot under review is not the Hodgdon's residence. It is another lot owned by the Hodgdon's. Molly Powell asked about wetlands and building a house. Gary and Ted explained that Tuftonboro doesn't have a setback requirement for wetlands; however, the wetlands cannot be disturbed by construction. Liz Foley asked why Tuftonboro didn't have a setback for wetlands. Gary explained that the Town has never instituted a setback but they may in the future. Molly asked about the number of houses to be built - one is planned at this time but zoning allows up to 2 houses per lot in this district. They further explained that construction of a house or houses is not part of this review and construction is under the purview of the code officer. Mr. Savage asked about construction work with respect to distance from the wetland. Ted explained that wetlands cannot be disturbed and a soil scientist would be needed to delineate the wetland before construction. Gary reiterated that construction is not part of this review.

Gary read the waiver requests as follows:

3.3.1.a: existing features, watercourses, tree lines, etc.

Tony motioned to accept this waiver request, Carol seconded and all agreed. The motion passed.

3.3.1.c: placement of monuments. The existing monuments are in place.

Carol motioned to accept this waiver request, Tony seconded and all agreed. The motion passed

3.3.og: Wetland delineation. Ted explained that this was done within the 5-year requirement.

Carol motioned to accept this waiver request and Tony seconded. All were in favor and the motion passed.

Gary asked if the public had any further questions. There were none. Tony motioned to close the public session, Carol seconded and all were in favor the motion passed.

Gary asked for a motion to accept jurisdiction of the application. Laureen so motioned and Carol seconded. All were in favor. The motion passed.

Gary noted that there was an error in the abutter list on the mylar and paper plans that needs correction. He noted that the abutters list and mailing labels were correct and all abutters were appropriately notified.

The Notice of Decision will list the following as a condition of approval.

- I. The mylar and the paper plans will have the name associated with the abutters address - 33 Christian Avenue, #104, Concord, NH 03301 corrected from Thomas E. and Ana Rosa Eftim to Davis Family Revocable Trust, Paul and Rhoda Davis, Trustees.

Gary asked for motion to require correction of the error on the mylar and paper plans as a condition of approval. Tony made the motion and Carol seconded. All agreed and the motion passed.

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

Gary explained that the submitted application appeared to be complete, abutters notices were sent out and the review of the application was scheduled for this meeting. However, upon further inspection, Gary noted several missing pieces of data. Gary notified Kevin Van Brunt of the deficiencies by email, which is included in the meeting materials and the applicant's file.

The proposal is to construct a 70' x 90' community activities building that contains a basketball court, conference rooms and offices. Gary asked for a motion to table the review of the application until the August 18, 2022 meeting in order for the applicant to provide the missing items. Gary read the conditions for tabling a review from the Site Plan Review Regulations.

Tony motioned to table the review, Carol seconded and all were in favor. The motion passed.

c. Pine Cone Café Revised Plan

Gary presented the minor change to the previously approved site plan review for outdoor dining at Pine Cone Café (now called Birch and Vine). Fire Chief Adam Thompson conducted a site visit of the outdoor dining area after it was installed. The owners decided to use Jersey barriers rather than the originally planned barriers which were smaller. Chief Thompson determined that the increased space covered by new barriers could impede safety vehicles from traversing the area. Chief Thompson recommended that the outdoor dining area be moved to the grassy area where outdoor seating took place during the pandemic. The owners made this change and the Chief signed off on the new areas. It is coming before the Board to adopt this minor modification to a previously approved plan.

Tony motioned to adopt the changes, Carol seconded and all were in favor. The motion passed.

III. Public Comment – no further public comment

Adjournment - The meeting was adjourned at 8:00.

Respectfully submitted by Susan Burnside