

TOWN OF TUFTONBORO PLANNING BOARD

May 19, 2022

7:00 PM

Town House, 247 Middle Road

MINUTES

7:00 PM Call to order

Planning Board Members Attending: Gary Qua, George Maidof, Carol Bush, Tony Triolo, Bob Murray, Matt Young

Planning Board Members Absent: Laureen Hadley, Kate Nesbit

Staff: Susan Burnside

I. Public Comment

none

II. Approval of Minutes

Minutes from the April 21, 2022 Planning Board Meeting

The minutes from the April 21, 2022 Planning Board Meeting were accepted with the addition of the following statement from Matt:

“The Planning Board requests a letter from the effluent disposal engineer stating that the leach field has sufficient capacity to handle the effluent from the dining hall.”

Tuftonboro resident, Don McWhirter raised a concern that the minutes did not specifically state that Seth Kassels testified that there would be 300 campers and approximately 100 staff at the Camp at any one time. Matt agreed that these were the numbers provided by Seth. Don also stated that the leach field is under capacity and that the Planning Board should look into this. Matt said that the Board reviewed a site plan for the dining hall and not the septic system as septic system review is not under the purview of the Planning Board. Matt further said that if there are concerns, Don should contact NH DES and the code officer.

Matt read a letter from Randy Owen regarding the minutes claiming that the minutes do not specify the number of campers and staff. The minutes state that there will be no changes to the number of campers and staff from previous years as the Camp has no plans to expand the population of the Camp.

III. Public Hearings

a) Hardiman Boundary Line Adjustment

Randy Tetreault, a surveyor from Norway Plains Associates attended the meeting to represent the applicants, Alan J. Hardiman and Janis K. Hardiman - Trustees of the Alan J. Hardiman and Janis K. Hardiman Revocable Trust and the 7 Mirror Lake Realty Trust for Tax Map 52, Lots 3-69 and 78 located at 5 & 7 Mirror Lake Drive, Tuftonboro. The applicants are requesting a Boundary Line Adjustment to these 2 lots, one of which is not developed. The purpose of the BLA is to accommodate an existing retaining wall that is slightly over the line. The adjustment is a basic swap of 85 square feet. There are no changes to road or lake frontages and no easements. The applicants requested a relief from Subdivision Regulations as there are no changes to the lots. Matt reviewed the waiver requests with the Planning Board members as follows:

3.3.1.A: The Planning Board had no questions or concerns. Tony motioned to accept this waiver and Carol seconded. All approved and the motion passed.

3.3.1.B: The Planning Board had no questions or concerns. Tony motioned to accept this waiver and Carol seconded. All approved and the motion passed.

3.3.1.E: The Planning Board had no questions or concerns. Carol motioned to accept this waiver and Gary seconded. All approved and the motion passed.

3.3.1.G: The Planning Board had no questions or concerns. Carol motioned to accept this waiver and Tony seconded. All approved and the motion passed.

3.3.1.H: The Planning Board had no questions or concerns. Tony motioned to accept this waiver and Carol seconded. All approved and the motion passed.

Matt reviewed the application and determined that it is complete. He asked for a motion to accept jurisdiction of the application. Tony so motioned and Gary seconded. All were in favor and the motion passed. Matt asked for a motion to open the public session. Tony so motioned and Carol seconded. All were in favor and the motion passed.

Matt asked for questions from the public and there were none.

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

Matt asked for a motion to approve the application with condition as specified below.

1. The applicants will submit all necessary state and local permits as required.
2. The applicants will submit the first and last pages of both Trusts to document that they have authority to act on this application.
3. The applicants will submit a Certificate of Monumentation.
4. The applicants will submit a Mylar plat and all appropriate fees for the Carroll County Registry of Deeds.

Tony motioned to approve the application with the above conditions, Gary seconded and all were in favor. The motion passed.

b) William Lawrence Camp Site Plan Review – Tax Map 57-2-11

Nat Crane, Director of William Lawrence Camp presented his plans to construct a simple shelter to allow the Camp's skeet shooting program for senior level campers to take place on rainy days. The skeet shooting program has taken place at the Camp for many years. The plan is for a 12' x 20' shelter consisting of a roof and wooden platform to be situated on the shooting range. Members of the Planning Board (Matt, Gary, Tony and Carol) conducted a site visit to the Camp to view the shooting range and the location of the proposed shelter. The Planning Board noted that the shooting range met the 800' distance and did not face wetlands that would require steel shot. Mr. Crane submitted the safety rules for the skeet shooting program to the Planning Board, which the Board found satisfactory. The skeet shooting program is conducted by senior staff members who were certified by a rifle range safety course. Rifles are kept in one locked location and the ammunition is locked in another location. Matt requested that the applicant contact the Tuftonboro Police Department to review laws on firearms discharge and to view the skeet shooting range.

Matt asked that the shelter plans be modified to enclose the left side of the shelter with a safety wall that can take a shotgun blast so any misfires do not hit the road. In addition, Matt asked that the plans include a safety screen between the skeet thrower and the shooter to prevent any skeet disks from hitting a camper. Matt asked that an 18" wood chip berm be placed during construction.

The following waiver requests were reviewed and voted upon by the Planning Board:

- 4.3.2.a: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
- 4.3.2.b: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.

4.3.2.c: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.2.d: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.2.f: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.2.g: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.2.h: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.2.j: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.a: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.c: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.d: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.e: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.f: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.g: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.h: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.l: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3.m: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.
4.3.3k: No objections. Tony motioned to approve, Carol seconded and all were in favor. The motion passed.

Matt determined that the application is complete and asked for a motion to accept jurisdiction of the application. Tony so motioned and Carol seconded. All were in favor and the motion passed.

Matt reviewed the conditions for approval of the site plan:

1. Submission of all necessary state and local permits.
2. Site visit, review, and sign off by the Tuftonboro Police Department.
3. Building of an 18" wood chip berm during ground disturbance.
4. Addition of a safety wall on the left side.
5. Addition of a screen or safety wall between the skeet thrower and the shooter.
6. Posting of range rules on location in the shelter.
7. Hours of operation of from 8:00 AM to 6:00 PM.
8. Submission of appropriate construction plans to the code officer.

Matt asked for a motion to approve the application with the above conditions. Gary so motioned and Tony seconded. All were in favor and the motion passed.

IV. Other Business

- a) **Fee Schedule** - The Board discussed concerns raised about the current fee schedule and all concerns were addressed. The Board agreed that the current fee schedule is appropriate.
- b) **Voting for new Board** – Matt announced that this is his last meeting and he would serve as an on-call alternate. Gary would take the Chair position. The Board voted to appoint Gary as Chair. Carol was nominated as Vice Chair and the Board voted her as Vice Chair. George Maidhof was changed from alternate to full member. Gary announced that he would seek 2 additional alternates.
- c) **Part time Professional Planner** – Matt and Gary discussed the need for a part time planner as the Board has been reviewing an increased number of applications, some of which are very complex requiring a significant amount of time – more so than could be expected by volunteers who have regular jobs. Bob Murray asked that Board members submit a position paper and budget to the Selectmen for review. Gary and Carol will work on the position paper and budget.

- V. **Public Comment** - Alan and Janis Hardiman came to the meeting after their BLA application was reviewed and the Board informed them of the conditions of approval.

- VI. **Adjournment** – The meeting was adjourned at 8:30 PM.

Respectfully Submitted by Susan Burnside, Planning Board Secretary