

**TOWN OF TUFTONBORO**  
**PLANNING BOARD**  
**October 5, 2023**  
**7:00 PM**  
**Tuftonboro Town Offices, 240 Middle Road**

**MINUTES**

**Members Present:** Gary Qua, Chair; Carol Bush, Vice Chair; George Maidhof, Member; Tony Triolo, Member; Anthony Mirando, Alternate Member; Kate Nesbit, Member; Bob Murray, Selectman's Representative  
**Absent:** Jeff Reisner, Alternate Member; Laureen Hadley, Member; Matt Young, Alternate Member  
**Staff:** Susan Burnside  
**Public:** Kate LeMay, Pleasant Valley Camp; Mark Straubel, Pleasant Valley Camp; Daryl Luter, Fulcrum – Contractor for Pleasant Valley Camp

7:07 PM Call to Order

- I. Public Comment – none
- II. Gary asked for a motion to appoint Anthony Mirando to sit as a full member in place of Laureen Hadley who was not attending the meeting. Bob so motioned and Kate seconded. All were in favor and the motion passed.
- III. Approval of Minutes: The September 21, 2023 Board meeting were approved with changes as noted. The Site Visit for Equanimity Builders were accepted as written.
- IV. Public Hearings
  - a. Equanimity Builders 5-Lot Subdivision (Tax Map 14-2-39) 421 Governor Wentworth Highway: The Board voted to continue the discussion of Equanimity Builders at the October 19, 2023 Planning Board meeting as the report from Horizons Engineering (the Town's 3<sup>rd</sup> party Engineers who are contracted to review the subdivision plan so was not completed. Gary asked for a motion to continue this discussion as note. Anthony so motioned and Carol seconded. All were in favor and the motion passed.
  - b. Pleasant Valley Camp Dining Hall Extension: Daryl Luter from Fulcrum Construction presented the plans for the addition to the Dining Hall to allow all campers to eat in the same location; thereby enhancing the overall camping experience. He explained that the addition is in the same configuration as the current dining hall with the same egress. There will be an addition of a storage area and an addition to the current bathrooms. There are no changes to the use of the building. The Pleasant Valley team met with the Tuftonboro Fire Department to discuss fire protection requirements. The Camp will comply with the requirements and received their approval to proceed with the construction. The Camp will submit final plans for the fire protection system (sprinkler system and cistern) for Fire Department final approval, which will be submitted to the Planning Board with a documented agreement that the system complies with Fire Department requirements prior to issuance of a building permit from the Code Officer.

Gary asked for a description of the current septic system and inspection schedule. Mark stated the design of the current system is elaborate and involves multiple pumps and levels and distance from the Lake. Mark informed the Board that the system is inspected annually and is a seasonal system in that it is shut down during the winter.

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

Gary described the waivers of Site Plan Regulations requested by the Applicant. These include all of 4.3.2 – Current Conditions. Gary asked for a motion to grant this waiver. Tony so motioned and Kate seconded. All were in favor and the waiver was granted.

4.3.3 d,e, j - Outdoor lighting: Mark described the type of lighting that will be for pathway safety only. All campers carry flashlights. Gary asked for a motion to grant this waiver. Tony so motioned and Kate seconded. All were in favor and the waiver was granted.

Gary noted that the Applicant provided good documentation with respect to the waiver requests.

Gary asked for a motion to open the public session. Tony so motioned and Kate 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.

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

1. Submission of all relevant state and local permits
2. The Tufonboro or Fire Department and the Applicant will agree on the fire protection system and the Fire Department will submit final sign-off to the Planning Board prior to the issuance of a building permit by the Code Officer.
3. Construction of the dining hall will be completed by October 6, 2024. If an extension of this time period is required, the Applicant must submit a request to the Planning Board.

Kate so motioned to accept these conditions for approval. Carol seconded. All were in favor and the motion passed.

## V. Discussion

Gary gave a brief preview of a potential cluster development at Whitten Brook that was originally approved in 1989. Gary explained that since no substantial work has been done of this subdivision since it was approved, the Town Zoning and Subdivision regulations requires that the developers start from the beginning and resubmit plans that comply with current zoning and subdivision regulations to the Planning Board for approval.

Gary presented amendments suggested by the Planning Consultant for the Subdivision and Site Plan Review Regulation and the Zoning Ordinance. Board members engaged in a preliminary discussion of these amendments. Further discussion will continue at subsequent Planning Board meetings.

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

The meeting adjourned at 9:30 PM.

Respectfully submitted by Susan Burnside