

**TOWN OF TUFTONBORO
PLANNING BOARD
November 17, 2016
MINUTES**

Members Present: Chris Sawyer, Chairman, Jack Parsons, Vice-Chairman, Bill Marcussen, Selectmen's Representative, John Lapolla, Matt Young, Tony Triolo, Members.

Members Absent: John Cameron, Fenton Varney, Members.

Staff Present: Lee Ann Keathley, Administrative Secretary.

Chairman Sawyer opened the meeting at 7:00 PM.

I. Consideration of Minutes

October 20, 2016

Correction: Page 3, b., 1st sentence; strike sentence and replace with "Fenton Varney stated that since the Town chose not to regulate the statute, he feels the Board should grandfather all gravel pits that were actively operating in 2015 and 2016."

It was moved by Tony Triolo and seconded by Bill Marcussen to approve the October 20, 2016 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.

II. Scheduled Appointments

William B. Ela

Site Plan Review; Home Occupation for Repair & Maintenance of Motor Vehicles

Tax Map #55-3-8

Chris Sawyer stated the application is not complete; noting the applicant needs to revise the plan to include all required information and submit four copies of such. She stated the Board cannot take jurisdiction of the application.

Matt Young questioned whether the Board could accept jurisdiction conditioned upon receipt of the revised plan.

The Board reviewed the plan.

Chris Sawyer questioned the size of the building in which the repairs would take place.

William Ela replied 30'x40'. He stated his employer is closing the business therefore, until he retires, he would like to continue servicing his clients. He stated there would be no sign for the business nor employees and noted the building is not visible from the road.

Chris Sawyer read the definition of Home Occupation.

Jack Parsons noted the proposal meets the definition.

The Board agreed to include updating the plan as a condition of approval and accept jurisdiction of the application.

It was moved by Matt Young and seconded by Tony Triolo to accept jurisdiction of the application conditioned upon submittal of a revised plan. All members voted in favor. The motion passed.

Chris Sawyer read the list of abutters.

Matt Young questioned the type of motor vehicles to be serviced.

William Ela replied foreign motor vehicles.

Matt Young questioned disposal of hazardous waste.

William Ela stated he has contracted with Wentworth Waste Oil relative to such and noted he also has an antifreeze recycling machine.

Chairman Sawyer opened the public hearing.

Member of the public asked if the floor of the building is concrete.

William Ela replied yes; noting the insulated steel building was constructed last year.

Chris Sawyer questioned whether there are any easements.

John Lapolla replied there are two easements; a utility easement with the power company and an easement with Steve Hunter to pass and repass.

William Ela requested the following waivers; Sections 4.2.3, 4.3.2, 4.3.3, 4.3.4 and Section V.

There being no further questions or comments, Chairman Sawyer closed the public hearing.

It was moved by Matt Young and seconded by Tony Triolo to grant the following waivers; Sections 4.2.3, 4.3.2, 4.3.3, 4.3.4 and Section V. All members voted in favor. The motion passed.

Chris Sawyer reviewed the following condition of approval;

1. The applicant shall submit a revised site plan to reflect all required information including, but not limited to, the following; title, name, address, tax map #, abutter names, addresses and corresponding tax map numbers.

It was moved by Tony Triolo and seconded by Matt Young to approve the William B. Ela Site Plan Review application, Tax Map #55-3-8 subject to the recommended condition of approval. All members voted in favor. The motion passed.

**Mitchell P. & Sheila G. Pulver
2-Lot Subdivision
Tax Map #45-1-12**

Chris Sawyer stated the application is complete.

It was moved by Jack Parsons and seconded by John Lapolla to accept jurisdiction of the application. All members voted in favor. The motion passed.

Chris Sawyer read the list of abutters.

Eric Senecal stated the subdivision would result in a 2-acre parcel with 196.66' of frontage on Ledge Hill Road. He stated the existing lot is 7.20 acres and would decrease in size to 5.20 acres. He stated the intent is to

create a lot in the existing cleared field area between the existing lot and the neighboring lot. He stated there is an existing drive cut through the stone wall on the property.

Chris Sawyer confirmed there are no existing easements.

Chairman Sawyer opened the public hearing.

Chris Sawyer reviewed the Subdivision checklist. She noted the following waiver has been requested (per a letter from Norway Plains Associates, Inc., dated 10/25/16); Section 3.3.1.B.

It was moved by Fenton Varney and seconded by Tony Triolo to grant a waiver for Sections 3.3.1.B. All members voted in favor. The motion passed.

There being no further questions or comments, Chairman Sawyer closed the public hearing.

Chris Sawyer reviewed the following conditions of approval;

1. The applicant shall set the boundary monuments and submit a Certificate of Monumentation relative to such.
2. The applicant shall submit four (4) copies of the plan and a Mylar for recording at the Carroll County Registry of Deeds.
3. The applicant shall be responsible for all recording fees.

It was moved by Matt Young and seconded by Tony Triolo to approve the Mitchell P. and Sheila G. Pulver 2-Lot Subdivision, Tax Map 45-1-12, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

**Edgerly Estates
Boundary Line Adjustment
Tax Map #40-5-18 & 19**

Chris Sawyer stated the application is complete.

It was moved by John Lapolla and seconded by Tony Triolo to accept jurisdiction of the application. All members voted in favor. The motion passed.

Chris Sawyer read the list of abutters.

David Collier stated an individual is interested in purchasing a one acre lot therefore, a boundary line adjustment is proposed with access through the common drive of the original subdivision. He stated TM # 40-5-19 would decrease from 2.85 to 1.03 acres and increase TM #40-5-18 from 8.63 to 10.47 acres.

Chairman Sawyer opened the public hearing.

Paul Johnson stated he is a direct abutter to the Edgerly Estates subdivision and is acquiring the 1.03 acre lot. He stated he has no intent to develop the lot.

Chris Sawyer reviewed the Boundary Line Adjustment checklist.

There being no further questions or comments, Chairman Sawyer closed the public hearing.

Chris Sawyer reviewed the following conditions of approval;

1. The applicant shall set the boundary monuments and submit a Certificate of Monumentation relative to such.

2. The applicant shall submit four (4) copies of the plan and a Mylar for recording at the Carroll County Registry of Deeds.
3. The applicant shall be responsible for all recording fees.

It was moved by Bill Marcussen and seconded by Tony Triolo to approve the Edgerly Estates Boundary Line Adjustment, Tax Map 40-5-18 & 19, subject to the recommended conditions of approval. All members voted in favor. The motion passed.

III. Discussion Items

a. 2017 Zoning Changes Public Hearing

The Board agreed to schedule the public hearing for zoning changes on December 15, 2016.

IV. Informational Items

None.

V. Other Business

None.

It was moved by John Lapolla and seconded by Tony Triolo to adjourn the November 17, 2016 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:56 PM.

Respectfully Submitted,
Lee Ann Keathley
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