

**TOWN OF TUFTONBORO
PLANNING BOARD
October 19, 2017
MINUTES**

Members Present: Jack Parsons, Chairman, John Cameron, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Matt Young, Kate Nesbit, Members, Laureen Hadley, Alternate.

Members Absent: Russ Steensma, Sue Wingate, Members.

Staff Present: Lee Ann Hendrickson, Administrative Secretary.

Chairman Parsons opened the meeting at 7:04 PM.

Chairman Parsons appointed Laureen Hadley, Alternate, to sit in for Sue Wingate, Member.

Jack Parsons stated he was informed by Attorney Stephen Buckley, NH Municipal Association, his position as Chairman to the Planning Board and as Code Enforcement officer to the Town is considered a conflict of interest. Therefore, he stated he is stepping down as chairman; noting it is also considered a conflict of interest to serve as vice-chairman.

It was moved by Bill Marcussen and seconded by Kate Nesbit to appoint John Cameron as Chairman to the Tuftonboro Planning Board. All members voted in favor. The motion passed.

It was moved by John Cameron and seconded by Bill Marcussen to appoint Matt Young as Vice-Chairman to the Tuftonboro Planning Board. All members voted in favor. The motion passed.

**I. Consideration of Minutes
October 5, 2017**

It was moved by Jack Parsons and seconded by Bill Marcussen to approve the October 5, 2017 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.

**II. Scheduled Appointments/Public Hearings
Justin Tetherly
Site Plan Review; Relocation of Storage Bins
Tax Map #55-2-8**

Justin Tetherly stated he proposes to relocate the shed 100' from its existing location; noting the location is positioned 25' from the property line.

John Cameron noted the application is complete.

It was moved by Matt Young and seconded by Bill Marcussen to accept jurisdiction of the application. All members voted in favor. The motion passed.

Bill Marcussen questioned whether the opening would be reoriented.

Justin Tetherly replied yes and noted the shed will not be seen from the road.

Matt Young questioned whether the required setback is 20' since the property abuts a residential lot.

Jack Parsons stated the setback is 25'.

Chairman Cameron opened the public hearing.

Bill Marcussen questioned the height of the shed.

Justin Tetherly replied 10'; noting such includes 2' concrete blocks the shed is placed on. He noted the roof is flat however, pitches back.

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

It was moved by Matt Young and seconded by Jack Parsons to approve the Justin Tetherly Site Plan Review application, Tax Map 55-2-8, as submitted. All members voted in favor. The motion passed.

John Cameron signed the site plan.

**Camp Sentinel
Site Plan Review; Sentinel Ministries Parsonage
Tax Map #34-1-1**

John Cameron noted the application is complete.

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

Kevin Van Brunt stated the proposal includes the construction of a 28'x60' ranch style single family dwelling for himself and his family. He noted the parcel consists of 629 acres; noting the house would be located on the corner of Canaan Road and Sentinel Lodge Road. He noted the house would have a lower level walk out.

Jack Parsons requested the drawing/location of the house be placed on a copy of the original plan; noting the submitted plan is difficult to read. He questioned the use of the existing building being used to house his family.

Kevin Van Brunt stated such would be used to house staff.

Jack Parsons noted the applicant was approved for a variance because the proposal would constitute a third dwelling on the site. He confirmed there would be a new septic and well for the structure.

Chairman Cameron opened the public hearing.

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

It was moved by Matt Young and seconded by Kate Nesbit to approve the Sentinel Ministries Site Plan Review application, Tax Map 34-1-1, as submitted. All members voted in favor. The motion passed.

John Cameron signed the site plan.

III. Discussion Items

a. Steve Hunter; Amendment of NHDOT Driveway Permit

Jack Parsons stated the Town received a notice from NHDOT requesting Mr. Hunter file an amended Driveway Permit.

Steve Hunter stated he received a new application from NHDOT today; noting he has been requested to file a new driveway permit application due to a call received regarding concern about the apron and runoff. He stated NHDOT has expressed concern regarding a change of use from the original driveway permit that had been issued/approved.

Staff read the condition of approval associated with such.

- b. Planning Board Rules of Procedure, Mission Statement and Policy Statement**
The Board tabled such.

III. Informational Items

None.

IV. Public Comment

None.

V. Other Business

Site Plan Review Preliminary Consultation

Jack Parsons stated Rodney and Mike Dow, 179 Middle Road, are interested in subdividing a lot. He informed them three lots could be accessed from one driveway.

Mike Dow stated frontage is an issue.

Rodney Dow stated the surveyor recommended they speak with the Board.

Jack Parsons recommended a subdivision application be submitted.

Natural Resources Chapter

Staff noted the remaining outstanding section of such is content regarding milfoil.

It was moved by Jack Parsons and seconded by Kate Nesbit to adjourn the October 19, 2017 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:31 PM.

Respectfully Submitted,

Lee Ann Hendrickson

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