

**TOWN OF TUFTONBORO  
PLANNING BOARD  
January 18, 2018  
MINUTES**

**Members Present:** John Cameron, Chairman, Matt Young, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Jack Parsons, Tony Triolo, Kate Nesbit, Members.

**Members Absent:** Russ Steensma, Member, Laureen Hadley, Sue Wingate, Alternates.

**Staff Present:** Lee Ann Hendrickson, Administrative Secretary.

Chairman Cameron opened the meeting at 7:00 PM.

**I. Public Comment**

No comment from public present.

**II. Consideration of Minutes**

**December 21, 2017**

*It was moved by Kate Nesbit and seconded by John Cameron to approve the December 21, 2017 Tuftonboro Planning Board minutes as submitted. John Cameron, Matt Young, Kate Nesbit, Jack Parsons, Tony Triolo voted in favor. Bill Marcussen abstained. The motion passed.*

**III. Scheduled Appointments/Public Hearings**

N/A

**IV. Action Items**

N/A

**V. Discussion Items**

**a. LRPC ~ Master Plan**

Staff informed the Board that she is scheduling Susan Slack, LRPC, to attend an upcoming meeting to discuss the status of the Master Plan given Mike Izard's departure from LRPC.

**b. Emery Farm Estates Subdivision, Phases II and III; Conditional Approval Extension Request**

John Cameron stated the applicant has requested an extension of the conditional approval; noting such is the third request since the Board conditionally approved the applications. He questioned whether the road standards have changed since the approval.

Jack Parsons replied no; noting the applications were approved with a road width of 22'.

*It was moved by Bill Marcussen and seconded by Matt Young to grant a 12-month extension of the conditional approval to Robert and Jennifer Brennan for Phase II (to January 16, 2019) of the Emery Farm Estates Subdivision. All members voted in favor. The motion passed.*

*It was moved by Bill Marcussen and seconded by Matt Young to grant a 12-month extension of the conditional approval to Robert and Jennifer Brennan for Phase III (to January 20, 2019) of the Emery Farm Estates Subdivision. All members voted in favor. The motion passed.*

**c. Planning Board Rules of Procedure, Mission Statement and Policy Statement**

The Board tabled review of such to 2/1/18.

**d. Proposed Zoning Amendments**

Staff reviewed the proposed zoning changes, see attached.

Jack Parsons noted the changes mirror other communities.

Matt Young asked if the proposed changes are a result of a complaint.

Jack Parsons stated he has received a complaint however, the State changed their regulations regarding septic systems. He stated the State does not require a property owner to receive Town approval if a septic system is in failure however, the Town's zoning does require such.

Tony Triolo confirmed the proposed changes will adhere to the State's regulations.

Jack Parsons stated the goal of such is to ensure protection of wetlands regarding the replacement septic system.

Referencing the proposed changes to Section 10.4.1.A., Matt Young stated he feels three units, rather than one unit, would be more reasonable. He stated typically when a family goes camping, the family has two tents.

Bill Marcussen asked if there were issues related to such this past year.

Jack Parsons replied yes. He noted the Zoning Ordinance previously included the language of one unit however, it was later removed from the Ordinance.

Tony Triolo stated he feels one unit is limiting.

Kate Nesbit recommended two tents and one recreational vehicle.

Following further discussion, the Board agreed to the following revisions;

- Section 10.4.1.A.; strike "unit only" and add "recreational vehicle and two (2) tents at a time"
- Section 10.4.1.B.; change "October 15<sup>th</sup>" to "October 30<sup>th</sup>"

**It was moved by Tony Triolo and seconded by Matt Young to move the amendments to Sections 10.4.1 and 12.5.3.A to public hearing as amended. John Cameron, Matt Young, Bill Marcussen, Kate Nesbit, Tony Triolo voted in favor. Jack Parsons abstained. The motion passed.**

*Public Hearing scheduled for 2/1/18.*

**VI. Informational Items**

- 2018 Planning Board Schedule; Staff distributed such.

**VII. Other Business**

**Steve Hunter; Amendment of NHDOT Driveway Permit**

Jack Parsons stated NHDOT approved the amended driveway permit on 12/18/17. He noted NHDOT performed several site visits.

Steve Hunter asked whether he needed to come back before the Board if he wants to change the berm.

Matt Young replied yes.

**Land Use Regulations**

Dave Jeffers, LRPC, distributed such.

VIII. **Public Comment**

No comment from public present.

**It was moved by Kate Nesbit and seconded by Tony Triolo to adjourn the January 18, 2018 Tuftonboro Planning Board meeting. All members voted in favor.**

There being no further business before the Board, the meeting adjourned at 7:24 PM.

Respectfully Submitted,

*Lee Ann Hendrickson*

Lee Ann Hendrickson

Amend Section 10.4.1 as follows:

**10.4 RESIDENTIAL TENTING/RECREATIONAL VEHICLES**

In order to protect the health, safety, and general welfare of the community, occupancy of residential tents and recreational vehicles will be allowed provided that the following requirements are met. The Code Enforcement Officer is designated as the authority for enforcement of this ordinance.

**10.4.1 Limitations:** Such occupancy of either tents or recreational vehicles on any lot requires one of the following conditions to be met:

- A. Limit to one (1) recreational vehicle and two (2) tents at a time**
- B. Use permitted April 15<sup>th</sup>-October 30<sup>th</sup>**
- C. The lot has toilet facilities connected to an onsite operational subsurface septic waste system.
- D. Temporary maintained toilet facilities are provided on the lot at all times there is occupancy in either a tent or recreational vehicle.
- E. In case of an RV with a septic holding tank, proof of proper disposal of septic waste at a State licensed facility must be available on site at all times and presented to the Code Enforcement Officer upon request.

Amend Section 12.5.3 as follows:

**12.5.3 Special Provisions:**

- A.** No septic tank or leach field may be constructed or enlarged closer than seventy-five (75) feet laterally to any Very Poorly Drained Soils or surface water, nor any closer than fifty (50) feet laterally to any Poorly Drained Soils, **unless the individual disposal system is in failure and the replacement is in the same location.** Poorly Drained Soils and Very Poorly Drained Soils are as defined by New Hampshire Department of Environmental Services.
- B.** No part of a wetland may be considered as part of the minimum size requirement of any Lot, nor may any wetland or part of a wetland divide a Lot in such a manner that its minimum Lot size is not Contiguous unless the Lot can be proved to support on-site water supply and sewage disposal without a Variance or waiver from Town or State regulations.  
➤
- C.** All land included in the Wetlands Conservation District shall be appraised for tax purposes at its full and true value in money, based on its market value as undevelopable land required to remain in Open Space.  
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- D.** No person shall disturb areas occupied by wetlands, swamps, streams, ponds or lakes except as provided by New Hampshire Statutes.