

**TOWN OF TUFTONBORO  
PLANNING BOARD  
April 6, 2017  
MINUTES**

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

**Members Absent:** John Cameron, John Lapolla, Members.

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

**Others Present:** Ed Meyer, Steve Hunter.

*Chairman Sawyer opened the meeting at 6:30 PM.*

**I. Consideration of Minutes  
March 2, 2017**

***It was moved by Matt Young and seconded by Bill Marcussen to approve the March 2, 2017 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.***

**II. Work Session**

**a. 2017 Zoning Changes**

Chris Sawyer reported that all the zoning changes proposed by the Planning Board passed at Town Meeting. She stated Staff will now update the Zoning Ordinance.

**b. BOS Excavation Memorandum Relative to 2017 Zoning Change**

Chris Sawyer stated the BOS will be mailing a letter to those excavation operators/operations (who received an NHDRA Notice of Intent to Excavate since March 14, 2017) that they are required to seek Site Plan Review approval from the Planning Board. She noted there were several Intent to Excavate that came before the BOS at their recent meeting.

Bill Marcussen stated that Lee Ann Hendrickson informed Karen Koch (BOS Administrative Secretary) that she would be sending letters to the people.

**c. LRPC Contract**

Chris Sawyer stated she reviewed the cost detail of LRPC's contract and questions whether some of the costs associated with the Cultural and Historic Resources Chapter could be shifted to an area where the Planning Board may need increased assistance. She stated she feels that the Conservation Commission did such a thorough and complete job on rewriting the chapter and therefore, feels that LRPC may not have to devote a large amount of time reviewing it. She stated the Board may need more help with presenting the proposals to the public.

**d. Land Use Master Plan Chapter Review  
Master Plan Survey**

The Board reviewed the Master Plan Survey results and noted the top three things the community would like to see; #1=neighborhood store, #2(tied)=home based business & restaurants and #3=health based services. The Board agreed that the current zoning districts are too restrictive and either the districts

need to be rezoned, current zoning districts need to be expanded or broaden permitted uses within the districts. The Board discussed development based on need and developing action items based on public input from the survey (demonstrate the need for rezoning based on survey results).

Bill Marcussen recommended reorganizing the pie charts to demonstrate larger sections and noted the bar graphs do not appear to be on the same scale.

Matt Young stated the residents who live within the districts will benefit the most because their property will increase in value substantially because if the use of the property is intensified and the lot sizes are decreased, every piece of property is worth more. He recommended considering "Mixed Use" rather than Neighborhood Business.

Bill Marcussen stated based on his review of other communities and updated Master Plans, the most significant piece of a Master Plan are the actions.

#### **CIP**

The Board discussed balancing the Master Plan with the CIP and agreed to further review the CIP at the 4/20/17 meeting.

#### **e. Reschedule 3/16/17 Applications/Public Hearings to 4/20/17**

Steve Hunter and Camp Sentinel's Site Plan Review applications have been rescheduled to 4/20/17.

### **III. Informational Items**

None.

### **IV. Public Comment**

Steve Hunter asked why he wasn't notified of the continuation of the hearing; noting he hasn't received any communication in three weeks. He stated such is disrespectful and unacceptable and believes he is entitled to due process on his project.

Fenton Varney asked what type of communication is expected.

Steve Hunter stated Chris Sawyer called him and told him the meeting was postponed because Fenton Varney, Bill Marcussen and Tony Triolo were doing storm clean-up and there wasn't a quorum. He stated he asked when the meeting would be rescheduled and Chris Sawyer stated she didn't know.

Chris Sawyer stated she informed Mr. Hunter that the meeting would be continued to either the first or third Thursday in April.

Steve Hunter asked why the Board didn't communicate which date the meeting would be rescheduled.

Chris Sawyer stated public hearings are held on the third Thursday of the month. She stated the abutters needed to be notified and there wasn't enough time to notify the abutters prior to 4/6/17.

Tony Triolo asked Mr. Hunter if he'll be prepared for the meeting.

Steve Hunter replied yes. He stated the Boards in Tufonboro have become like the Wolfeboro's Boards and not contacting him is an example of how the Board members didn't carry through their responsibilities to help expedite these situations. Instead of being an obstruction to the investor, take the investor and say ok, this is a good idea let's just do this, this, this and this.

Chris Sawyer stated the Board has to follow the law otherwise the Town is open to lawsuits.

Tony Triolo stated the Board isn't singling Mr. Hunter out and following the laws benefit and protect him.

**V. Other Business**

**Zoning Changes**

When will Staff be done with the update to the Zoning Ordinance.

Chris Sawyer stated she would speak with Staff to determine such.

**Planning Board Membership**

Ed Meier attended the meeting to consider being an Alternate to the Planning Board.

**It was moved by Jack Parsons and seconded by Matt Young to adjourn the April 2, 2017 Tuftonboro Planning Board meeting. All members voted in favor.**

*There being no further business before the Board, the meeting adjourned at 7:33 PM.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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