

**TOWN OF TUFTONBORO  
PLANNING BOARD  
June 20, 2019  
MINUTES**

**Members Present:** Matt Young, Chairman, Tony Triolo, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Kate Nesbit, Gary Qua, Members.

**Members Absent:** John Cameron, Laureen Hadley, Members.

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

*Chairman Young opened the meeting at 7:03 PM at the Town Offices, 240 Middle Road.*

**I. Public Comment**

None.

**II. Consideration of Minutes**

**June 6, 2019**

**It was moved by Tony Triolo and seconded by Kate Nesbit to approve the June 6, 2019 Tuftonboro Planning Board minutes as submitted. All members voted in favor. The motion passed.**

**III. Scheduled Appointments/Public Hearings**

**Michael and Lisa Carleton Trust**

**Tax Map #32-2-5**

**Site Plan Review; Excavation Operation**

Matt Young stated the application was continued from 5/16/19; noting the Board was awaiting a decision on the State's Alteration of Terrain permit. He questioned whether there was a substantial change to the project as a result of the AOT approval.

Bryan Berling, Land Technical Service Corp. replied no, except that the project was phased (two phases). He stated the phasing occurred because of the ridge between Mr. Carleton's property and the abutting property. He stated Phase I allows for the excavation to the property line with a 2:1 slope) and Phase II allows the applicant to tie into the floor of the Sargent's excavation pit (abutting property). He stated the State requested a change to the stabilization entrance; change from 50' driveway to 75' driveway.

Matt Young asked if NHDOT needs to be notified.

Bryan Berling NHDOT has approved the use.

Matt Young reviewed the waivers requested by the applicant (previously reviewed and granted at the 5/16/19 Planning Board meeting).

**It was moved by Tony Triolo and seconded by Gary Qua to close the public hearing. All members voted in favor. The motion passed.**

Matt Young reviewed the following conditions of approval;

1. The applicant shall comply with RSA 155:E. The Site Plan shall include a note that this approval does not provide for an alleviation of any required State permits for purposes of sand and gravel operation or grandfather any gravel pit activities that are outside of normal gravel pit/excavation operations.
2. Hours of operation shall be Monday through Friday 7AM-5PM and Saturday 7AM-12PM.

3. This approval is subject to receipt and conditions of all Federal, State and local permits.

**It was moved by Tony Triolo and seconded by Kate Nesbit to approve the Michael and Lisa Carleton Trust Site Plan Review application subject to the conditions of approval. All members voted in favor. The motion passed.**

**IV. Action Item**

N/A

**V. Discussion Items**

**LRPC Master Plan Update**

Matt Young stated he and Staff have had conversations with LRPC and requested Staff to provide an update.

Lee Ann Hendrickson stated she and Matt Young met with Susan Slack, LRPC, and reviewed the land use map provided by LRPC and additional areas were delineated for potential zoning changes. She stated some of the tables in the existing land use chapters will be deleted and information in other tables are being updated by Jack Parsons, Conservation Commission and herself (data being compiled from 2006-2018). She stated she received an amended contract (the current contract expires June 30<sup>th</sup>) and questions some of the scope of services in the amended contract. She noted the signature has been changed from the BOS to the Planning Board chair; noting the contract has been extended to September 30<sup>th</sup>. She stated she has received information from the Library and the Fire Department has been contacted.

Matt Young stated some of the zoning changes incorporate the input of the surveys and include Melvin Village, Center Tuftonboro and Four Corners – areas that are more closely housed switching from Low Density Residential or Open Space Forestry to Medium Density Residential since those areas are already Medium Density Residential.

Gary Qua asked how the changes have come about.

Matt Young stated some of the changes were attempted years ago, changing to Village District, and it didn't go well.

Gary Qua expressed concern if a change from Low Density to Neighborhood District is proposed; noting such is drastic. He questioned the change in the Melvin Village area.

Matt Young stated they discussed changing the depth of the district to 500'.

Gary Qua asked if such would affect the residents on High Street.

Matt Young replied no. He reviewed the boundaries of the proposed changes to the district boundaries.

Bill Marcussen stated the proposed changes provide flexibility.

Matt Young stated changing the zoning in those specified districts to Medium Density is in character of the area. He stated elder care was also discussed; noting the easiest way to address such is to allow by Special Exception in all districts.

Lee Ann Hendrickson stated the Land Use Chapter public forum is scheduled for 9/5/19; noting two maps will be provided – one map depicting current zoning district boundaries, natural resources and recreation points and the other map will depict proposed zoning district boundaries. She stated the second public forum is scheduled for 9/19/19.

**Recruitment of Planning Board Members**

Staff stated the Board has seven full members and zero alternates and expressed concern regarding a lack of a quorum to hold a meeting in the future when full members cannot attend a meeting.

The Board discussed the matter and agreed to place a notice on the website of available alternate positions.

Tony Triolo asked Steve Hunter if he is interested in becoming an alternate on the Planning Board.

Steve Hunter replied no.

**VI. Informational Items**

**Upcoming Meetings**

July 11, 2019; Educational Workshop on Municipal Wastewater Systems (Bill Marcussen stated he would not be in attendance at this meeting)

July 18, 2019; Scheduled Appointments/Public Hearings

**VII. Other Business**

**Presentation to Conservation Commission**

Gary Qua stated Mike Carleton made a presentation to the Conservation Commission about new technology for septic systems and requested further discussion of such with the Planning Board.

The Board and public (Steve Hunter) discussed lake quality as a result of failed and out of date septic systems and fertilizers.

Matt Young recommending inviting Mitch Locker, NHDES, to a meeting.

**VIII. Public Comment**

None.

**It was moved by Tony Triolo and seconded by Kate Nesbit to adjourn the June 20, 2019 Tuftonboro Planning Board meeting. All members voted in favor.**

*There being no further business before the Board, the meeting adjourned at 7:51 PM.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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