

**TOWN OF TUFTONBORO
PLANNING BOARD
May 4, 2017
MINUTES**

Members Present: Chris Sawyer, Chairman, Jack Parsons, Vice-Chairman, Bill Marcussen, Selectmen's Representative, Matt Young, Fenton Varney, Tony Triolo, Steve Brinser, Member, Ed Meier, Alternate.

Members Absent: John Cameron, John Lapolla, Members.

Staff Absent: Lee Ann Hendrickson, Administrative Secretary.

Chairman Sawyer opened the meeting at 7:01 PM.

**I. Consideration of Minutes
April 20, 2017**

It was moved by Tony Triolo and seconded by Bill Marcussen to approve the April 20, 2017 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.

**II. Discussion Items
Steve Hunter; Request for Final Approval
Tax Map #55-2-7**

Chris Sawyer stated Mr. Hunter received conditional approval on 4/6/17 and is present to submit information and request final approval.

Steve Hunter stated he added the filtration ditch to the plan and in his general notes he revised the phasing plan to reflect the removal of paving from Phase I, Phase II includes buildings 1 & 2 and Phase III includes buildings 3 & 4; reviewing the revised notes. He submitted a copy of the tenant contract per the ZBA conditions of approval.

Chris Sawyer questioned the location of the gate.

Steve Hunter stated the gate will be placed in the location of the electric/utilities.

Fenton Varney recommended considering placing the gate closer to the entrance.

Steve Hunter asked if he needed to return to the Board if he relocates the gate.

Chris Sawyer replied no.

The Board agreed to grant final approval; noting the conditions have been met.

**III. Work Session
Letter to Excavation Operators**

Chris Sawyer stated Staff is sending a letter to existing excavation operators regarding the zoning change and the Site Plan Review process. She stated the BOS' secretary is also sending a letter to those who have filed an Intent to Cut.

Land Use Master Plan Chapter; Assignment of Chapter Sections

Chris Sawyer distributed a copy of the Master Plan Survey results and comments. She stated the Library will be submitting information for the Master Plan.

Introduction/Historic Development; Bill Marcussen

Development Trends; Jack Parsons

Conservation Lands; Conservation Commission input

Subdivision Regulations; Steve Brinser

Planning Considerations/Villages: Melvin Village; Matt Young

Center Tuftonboro; Chris Sawyer

Tuftonboro Corner; Chris Sawyer

Mirror Lake/Nineteen Mile Bay Area; Chris Sawyer

The Board discussed the Town's population, employment and development trends.

Bill Marcussen stated many communities are updating one chapter per year.

IV. Informational Items

None.

V. Public Comment

None.

VI. Other Business

None.

It was moved by Jack Parsons and seconded by Matt Young to adjourn the May 4, 2017 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 Hendrickson

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