

**TOWN OF TUFTONBORO  
PLANNING BOARD  
October 20, 2016  
MINUTES**

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

**Members Absent:** Jack Parsons, Vice-Chairman, John Cameron, John Lapolla, Members.

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

Chairman Sawyer opened the meeting at 7:02 PM.

**I. Consideration of Minutes**

**October 6, 2016**

**Correction:** Page 1, 2017 Budget, 4<sup>th</sup> paragraph; strike "2016" and replace with "2015"

**It was moved by Bill Marcussen and seconded by Fenton Varney to approve the October 6, 2016 Tuftonboro Planning Board minutes as amended. All members voted in favor. The motion passed.**

**II. Scheduled Appointments**

**Lane's End Inc.**

**Site Plan Review; Construct Parking Area for Boat Trailers**

**Tax Map #2-1-85**

Chris Sawyer stated the application is complete.

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

Chris Sawyer read the list of abutters.

Sue Weeks submitted an existing conditions plan prepared by White Mountain Survey, dated 2008; noting said plan serves as the basis for the plan she prepared for the applicant.

*Matt Young recused himself.*

*Tony Triolo recused himself.*

Due to the recusal of Mr. Young and Mr. Triolo, the Board does not have a quorum to consider the application.

**It was moved by Chris Sawyer and seconded by Fenton Varney to continue the Lane's End Inc. Site Plan Review application, Tax Map #2-1-85 to November 3, 2016. All members voted in favor. The motion passed.**

**Jean P. Whitten 1999 Trust**

**2-Lot Subdivision**

**Tax Map #65-3-2**

Chris Sawyer stated the application is complete.

**It was moved by Tony Triolo and seconded by Fenton Varney to accept jurisdiction of the application. All members voted in favor. The motion passed.**

Chris Sawyer read the list of abutters.

Jim Rines stated the applicant is proposing to divide the property into two lots; Lot 1 would consist of 57.51 acres and have 617' of frontage on Middle Road and Lot 2 would consist of 100.34 acres with 143' of frontage on Middle Road and 1265' of frontage on Sandy Knoll Road. He stated the applicant is requesting the following waivers; Section 3.3.1.A., E. and F.

Chairman Sawyer opened the public hearing.

Chris Sawyer reviewed the Subdivision checklists.

**It was moved by Fenton Varney and seconded by Tony Triolo to grant waivers for Sections 3.3.1.A., E. and F. All members voted in favor. The motion passed.**

**It was moved by Fenton Varney and seconded by Tony Triolo to approve the Jean P. Whitten 1999 Trust 2-Lot Subdivision, Tax Map 65-3-2, as submitted. All members voted in favor. The motion passed.**

### III. Discussion Items

#### a. 2017 Zoning Changes

The Board reviewed the following proposed zoning changes;

**Amend Section 1.1 DEFINITIONS as follows:**

Add **Residence: The place in which a person lives or resides; dwelling place; a structure serving as a dwelling or home.** (definition of Residence to become Section 1.1.43 and all following numbering to change accordingly)

**Amend Section 10.4.1 as follows:**

**10.4.1 Limitations:** Such occupancy of either tents or recreational vehicles at any ~~R~~Residence shall not exceed a total of four **consecutive** weeks per year. No more than one such unit may be occupied in connection with any ~~R~~Residence.

Fenton Varney stated he revised the language, as follows, to reflect discussion by the Board at its 10/6/16 meeting;

**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 permitted 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. The lot has toilet facilities connected to an onsite operational subsurface septic waste system.
- B. Temporary maintained toilet facilities are provided on the lot at all times there is occupancy in either a tent or recreational vehicle.
- C. 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.

**10.4.2 Location:** Any tent or recreational vehicle temporarily located upon a lot shall be located as inconspicuously as possible so as to minimize to the greatest extent possible the

unit's visibility from public roads or neighboring lands. Children's tents, used by the minor children of the occupants of a residence, are exempt from this paragraph.

**b. Compliance with 155:E (Excavation Operations)**

Fenton Varney stated that since the Town chose not to regulate the statute, he feels the Board should grandfather all gravel pits that were actively operating in 2015 and 2016. He recommended avoiding the need to seek a Variance from the ZBA (only requiring Site Plan approval from the Planning Board) and that Town Counsel review the language. He stated any changes or expansion to the existing operations are subject to current regulations.

Matt Young recommended review of any proposed zoning changes by an experienced attorney that specializes in the field.

**c. Master Plan Survey**

The Board received the LRPC draft update to the Master Plan Recreation Chapter. Chris Sawyer requested the Board review such to discuss at a future work session.

Staff noted the draft has been forwarded to Gina Lessard.

The Board reviewed the comments from the Master Plan Survey; noting the majority of the comments related to an increase in outdoor recreation such as tennis, biking trails, hiking trails, etc. The Board acknowledged they would include such in the implementation objectives of the Master Plan and recognized the need to review the business/commercially zoned districts to allow for additional commercial uses and address boat traffic.

**IV. Informational Items**

None.

**V. Other Business**

Bill Marcussen stated citizens have expressed concern that the Town does not have a restriction for unattended 24-hour businesses and questioned whether the Board may wish to discuss proposed zoning changes to address such.

The Board agreed to review zoning districts and permitted uses within such.

**It was moved by Matt Young and seconded by Fenton Varney to adjourn the October 20, 2016 Tuftonboro Planning Board meeting. All members voted in favor.**

*There being no further business before the Board, the meeting adjourned at 8:16 PM.*

Respectfully Submitted,  
*Lee Ann Keathley*  
Lee Ann Keathley