

**TOWN OF TUFTONBORO  
PLANNING BOARD  
July 21, 2016  
MINUTES**

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

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

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

Chairman Sawyer opened the meeting at 7:00 PM.

**I. Consideration of Minutes  
June 16, 2016**

**It was moved by Tony Triolo and seconded by Bill Marcussen to approve the June 16, 2016 Tuftonboro Planning Board minutes as submitted. Chris Sawyer, Bill Marcussen, Tony Triolo, Matt Young voted in favor. Jack Parsons, Fenton Varney abstained. The motion passed.**

**II. Scheduled Appointment  
American Youth Foundation  
Agent: Patrick O'Hagin  
147 Canaan Road  
Tax Map #34-1-2  
Site Plan Review; Construct Seasonal Duplex Cabin (Nesuntabuut Village Cabin)**

Chris Sawyer noted the application is complete.

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

Jack Parsons questioned whether any structure is being removed.

Patrick O'Hagin replied no. He stated the cabin would be the same footprint as the existing cabins and no electric is proposed. He stated the cabin could house 12 campers maximum.

The Board reviewed the site plan.

Chris Sawyer confirmed there is no parking proposed.

Bill Marcussen questioned the number of campers off season.

Patrick O'Hagin replied 3,000.

Bill Marcussen questioned the number of campers during the summer season.

Patrick O'Hagin replied 520.

Chairman Sawyer opened the public hearing.

Chris Sawyer reviewed the Site Plan Review checklists.

There being no questions or comments, Chairman Sawyer closed the public hearing.

**It was moved by Tony Triolo and seconded by Jack Parsons to approve the American Youth Foundation Site Plan Review application as submitted. All members voted in favor. The motion passed.**

Chris Sawyer signed the plans and provided three copies of such to the applicant.

**III. Discussion Items**

**a. Master Plan; LRPC Contract Extension**

Chris Sawyer stated the tallying of the surveys is in progress and the Board has not yet received a revised contract from LRPC.

**b. Holmberg; Violation of RSA 155-E:4-a**

Chris Sawyer stated the Planning Board received a request from Attorney Rick Sager, BOS Town Counsel, for enforcement action against Mr. Holmberg relative to a violation of RSA 155-E:4-a. She noted RSA 155-E:4-a requires excavation below grade to be at least 50 feet from a ROW, Minimum and Express Operational Standards state it shall be a violation of this chapter for any person to excavate, or for any owner to permit excavation on his excavation site, when such excavation is subject to a permit under this chapter, without complying with the following minimum standards or when such excavation is not subject to a permit under this chapter pursuant to RSA 155-E:2 without complying with the following express standards: I. No excavation shall be permitted below road level within 50 feet of the right of way of any public highway as defined in RSA 229:1 unless such excavation is for the purpose of said highway”.

The Board discussed Attorney Sager’s request for enforcement action and agreed to take no jurisdiction and allow the State to address such. Chris Sawyer stated she would provide written communication of the Board’s decision to Attorney Sager.

**IV. Informational Items**

**Shaw View Subdivision**

Chris Sawyer stated she and Jack Parsons received an email from Nina Lupoli, Re/Max Synergy, Merrimack Valley Development Corporation’s realtor who questioned the right-of-way to a back lot on the approved subdivision plan and the naming of Zadedda Farm Road. She stated that both she and Mr. Parsons provided a response to Ms. Lupoli.

**V. Other Business**

**Appointment of Chairman and Vice-Chairman**

**It was moved by Fenton Varney and seconded by Tony Triolo to appoint Chris Sawyer as Chairman and appoint Jack Parsons as Vice-Chairman of the Tuftonboro Planning Board. All members voted in favor. The motion passed.**

**It was moved by Tony Triolo and seconded by Matt Young to adjourn the July 21, 2016 Tuftonboro Planning Board meeting. All members voted in favor.**

There being no further business before the Board, the meeting adjourned at 7:40 PM.

Respectfully Submitted,  
*Lee Ann Keathley*  
Lee Ann Keathley