

Town of Tamworth  
Planning Board  
Master Plan Public Hearing  
November 18, 2008

**Hearing called to order at 7:30 pm.**

**Members Present:** Dom Bergen Chairman, Herb Cooper, Nicole Maher-Whiteside, Tom Cleveland, Scott Aspinall, Willie Farnum, Selectmen's Representative

**Members Absent:** Dave Cluff

**Alternates Present:** Pat Farley, Tom Peters, Steve Gray, Becca Boyden

Dom stated that the public hearing was noticed at two post offices as well as the Conway Daily Sun.

Tom Peters showed a Powerpoint presentation about the Master Plan.

Katy Thompson commented on her pleasure in the work that was done on the Master Plan and the quality of the completed document.

Dom opened the floor to public comment.

Comments:

Paul King – Commented on a table of subdivision history.

- 2 lot subdivisions only create one additional lot
- Lot mergers should be tallied also, for comparison of how many new lots vs. mergers completed, net lot increase result.

John Wheeler – Presented a list of corrections/comments as follows:

- Chapter 6 Community Facilities – should be updated to list current staffing, (police)as authorized and as filled, not March 2006
- School section – recommendations include Selectmen action. Selectmen have no authority over the schools.
- Library – Note that the Chocorua Library is privately funded
- Cemeteries – should say “rest” not “best”
- Supervisors of Checklist – should state 6 year term, not 3 year
- Chapter 7 p.4 – should state “and” private, not “ad”
- Chapter 8 section 8.8 – Shoreland Protection Act, 1994 should be corrected to 2007

- Chapter 8 Section 8.12 p.146 – States “Master Plans 1979 and 1980” Were there two master plans in two years?
- Chapter 10.4 Chocorua Public Library – hours are Monday and Thursday 1-7, Sunday 1-5.
- Chapter 11 Pine Tree Power – utilities do not pay school taxes
- Chapter 14.6 – Multi-family development – needs better title? Add “or % of new home permits”
- Chapter 16 – Development – Tamworth is misspelled

Katy Thompson – One map is green and white, difficult to differentiate areas that are undeveloped. Recheck headers in later titles for corrections. Dom requested that she find the individual instances and submit them in writing to the Town Office 11/19.

Diana Lewis – Section 4 – Land Use. Section 3 Comprehensive Zoning refers to four separate areas of the town. Should Wonalancet be included here as well?

Katy Thompson – Asked for discussion of placement of commercial areas over the aquifer. The proposed commercial area on Route 16 is over the aquifer.

Tom Peters – comments that consideration was given, re: light industry that will not deposit offensive effluent into the aquifer.

Scott Aspinall – most commercial areas in Carroll County are over the aquifer. It is not the quantity of the water but the quality.

John Mersfelder – Master Plan recognized that development has taken place over the aquifer, but that appropriate zoning can create an overlay.

Scott Aspinall – Innovative Land Use Planning Book has great suggestions for aquifer protection. This is a statewide issue.

Katy Thompson – Previous Master Plan had proposed an industrial zone. Why is there not one in this Master Plan?

Tom Peters – The Master Plan Committee focused on town centers but did not want to isolate specific areas as “commercial”.

Scott Aspinall – Pine Barrens thoughts have changed 180 degrees. This is not an area for development now.

Ned Beecher – Does Master Plan limit options in future, for example: how specific does the Master Plan/zoning narrow options to do more with subdivision regulations, etc.

Tom Peters – Master Plan is a flexible document. The Planning Board can modify the subdivision regulations subject to approval from the Town.

Ann Albrecht – The Master Plan is not a legal document or code of laws. The Planning Board makes recommendations of ordinances. The Master Plan contains suggestions.

Willie Farnum – Commented regarding the overlay of industrial areas. Industry on the Pine Barrens having toxic waste would not be appropriate. Route 25 and Route 16 are major routes. We have to look at what we have and guide it so that inappropriate placements are not made.

Scott Aspinnall – The Master Plan is dynamic and changeable. The Planning Board has to make yearly updates and progress reports in the Town Report. A yearly referendum can be held, and articles can be submitted to change zoning.

Paul King – Ordinances do not have to be consistent with the Master Plan

John Mersfelder – Page 16H – suggestions in the Master Plan about what the Planning Board should be doing, implies that Planning Board has the authority to promote ordinances. A suggestion of Planning Board having authority has been made. Dom asked for this concern to be noted in writing and dropped off at the Town Office on November 19.

Willie Farnum – The Planning Board must put any ordinance in front of the Town through public hearings, warrants, etc.

Becca Boyden – Implementation Schedule – Going forward, the Planning Board will have to reference back to the Master Plan. (a timeline).

Tom Peters – In development of the Master Plan, responsibilities were left ambiguous. All parts were assigned to someone/some parties. Limitation of the Plan may lie with whoever it was assigned to, but ordinances will be enacted by the Public.

Willie Farnum – Complexities of laws, etc. are not simple. At times, professionals are required. We are here to guide the process.

Paul King – Implementation #6 can be deleted. Items are done.

Ned Beecher – Implementation Section – does Chapter mention extensive volunteer organizations?

Cymbria Bodenhauser – The Volunteer Energy Committee is impressed with the document. A lot of people are volunteering time and energy. The Energy Committee would like to help the Planning Board. An offer of Environmental Consultant assistance was made.

Tom Peters – the entire Master Plan was done by volunteers.

Pat Farley – Appreciates all volunteers but feels that most of the credit belongs to Tom Peters and David Little

Scott Aspinnall – impressed with all the work that went into the Master Plan

No further comments, the public hearing was closed at 8:30 pm by Chairman Bergen.

