

Town of Tamworth
Land Use Regulation Committee

*** MINUTES ***

June 30, 2010

Meeting called to order at 7:02 pm by Nicole Maher-Whiteside

Members Present: Nicole Maher-Whiteside, David Little, Lianne Prentice, Robert Abraham, Becca Boyden

Members Absent: Nat Scrimshaw, Peg Huddleston

Minutes of the June 16, 2010 meeting were reviewed. No corrections noted. David moved that the minutes be approved as written; seconded by Becca. APPROVED

Surrounding towns have 32' and 35' height limits in their performance standards. Exceptions are listed for chimneys, steeples, cupolas, antennae, and unoccupied structures. Consideration: special exception on height restriction for business and commercial rather than variance.

Sprinklers?

Commercial building code?

10' setback for every 4' over height allowance, maximum 100' setback?

Bruce Robinson is present to give feedback on earth excavation and road standards

To encourage cluster development –

Suggestions: water retention for impermeable surface offset, reduced frontage requirements

Reduced road widths with larger buffers?

Enable cluster development in subdivision regulations rather than in these performance standards.

Earth Excavation – use ordinance that is currently being drafted.

Traffic in Tamworth – all town roads are 35 mph. Driveway permits, traffic counts. Refer back to standards in subdivision regulations. Roads are posted to load limits.

Noise – allowable hours of operation. Does not apply to traffic. Suggestions – use that generates (x) # of trips has to be within 500' of a class I road. Limit truck/trailer traffic to Class I and II roads. Unless on Class I or II road, use can not exceed (x) # of tractor trailer trips per (day/week). Consider size/weight of truck (tandem axle).

TRAFFIC CATEGORY REMAINS IN PARKING LOT. CONSENSUS HAS NOT BEEN REACHED.

Suggestion – any use that generates more than (x) trips per (day/week) of any tandem axle truck must be within (x) feet of a class I or II road.

It was the LURC plan to get a draft of the performance standards to the Planning Board for their July meeting, in order to hold hearings in August, October and December. This was to allow this to be ready for the warrant by January. There were to be 3 initial hearings, track and make changes to drafts after each session, then have a final public hearing on the final document.

The new timeline created will have a draft completed and delivered to the Planning Board for their August 25th meeting.

On the agenda for the next meeting:

Look at items not covered yet...open space, buffers, setbacks, soils, noise, storage and waste disposal, and water pollution.

Lianne feels that open space is going to take extra time at the next meeting. Becca comments that soils, water pollution and waste will need technical support information. Lianne feels that soils can offer incentives for protection, and that it will require additional time spent on this category.

David recommends viewing model ordinances, and to bring suggested language to the next meeting. Becca agrees to customizing model ordinances.

By midnight of July 19th, send a modified list of your suggested language for the six remaining categories: open space, buffers, setbacks, soils, storage and waste disposal, and noise.

The next meeting will be held on July 21 at 6 pm.

Bob made a motion to adjourn at 9:49 pm. Lianne seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board clerk