

Town of Tamworth
Land Use Regulation Committee

*** draft MINUTES ***

August 4, 2010

Meeting called to order at 6:05 pm by Nicole Maher-Whiteside

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

Members Absent: Nat Scrimshaw

Minutes of the July 21, 2010 meeting were reviewed. One correction noted. David moved that the minutes be approved as amended; seconded by Lianne. APPROVED

Working from David's worksheets:

IMPERMEABLE SURFACES: Discussion involved perhaps only applying to businesses, percentages, and concerns about wastewater management plans. How do you define home business?

Consensus: No more than 40% impermeable surfaces, Stormwater management plan required for anything over 15% if use is other than single family, home business, or agricultural.

DUST FUMES VAPORS GASSES AND SMOKE: Discussion found consensus at :

Emission of dust, dirt, flyash, fumes, vapors or gasses that could be injurious to human health, animals or vegetation, or that could soil or stain persons or property, at any point beyond the lot line of the use generating such emission shall be prohibited.

ELECTRICAL DISTURBANCE AND RADIOACTIVITY – DELETE

NOISE – A lengthy discussion about noise levels ensued. Possibility of allowing a higher limit of noise on Class I and II roads, with a lower level on town roads? 90 and 69 dba? Wording to allow routine property maintenance. NOISE was moved to the parking lot for additional research on allowable levels.

OPEN SPACE –

Peg feels that we need to make provisions for clustered residential housing. If developing 50 or more acres, it must be clustered. A lengthy discussion was held regarding subdivision. We need to define what a land management plan looks like and what it should contain. Should this topic be a revision to the subdivision regulations? David would like to ask for Steve Whitman's input on this topic....incentives for cluster development and enabling cluster development in the subdivision regulations.

SOILS TRAFFIC and NOISE categories are still remaining.

The next meeting is scheduled for August 18, 2010 at 6 pm.

Everything done to date will be sent to Steve Whitman.

Lianne made a motion to adjourn at 8:43 pm. David seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board clerk