

TAMWORTH PLANNING BOARD

Minutes

December 28, 2022

6:00 P.M.

- 1). Call Meeting to Order – The meeting was called to order at 6:01 pm by Sheldon Perry. Present are: Sheldon Perry, Andy Fisher, Randall Dearborn, Ian Haskell, Nick Grant, Pat Farley, Lianne Prentice – Select Board Representative. Annie Provenzano-Alternate, is present on Zoom.
- 2). Approval of Minutes:
 - 11/16/22 regular meeting. – Question mark needed on item 5, second to last line. Nick made a motion to approve as amended, Andy seconded. APPROVED
 - 12/14/22 public hearing. –change solve to solves, quotations around state and federal requirements. Capitalize State and Federal. Item 6 – stepping up, not stepping this up on item 6. Randall made a motion to approve as amended, Andy seconded. APPROVED
- 3). Officer and Committee Reports:
 - Secretary’s Report – Andy – Chocorua Pines LLC subdivision is a new public hearing tonight, a continuation on T&B Investments hearing. Groundwater Protection Ordinance is before the Board for approval tonight. Discussion about potential subdivision developments that are happening in Town that have not come before the Planning Board and what should be done is also on the agenda.
 - Treasurer’s Report – Ian – all fees were received. Budget was reduced by approximately \$1000 at the Select Board’s request.
 - Rep to Economic Development Commission – Pat – a forum was held last month regarding broadband. The next forum will be on how families leave their properties to their children, and the best form of businesses for entrepreneurs.
 - Lakes Regional Planning Commission - Pat
 - Rep to Conservation Commission – Randall – Hammond Trailhead – they are looking to expand the parking area. The nurses are looking to put in an accessible trail there. Big Pines Natural Area – NH Division of Forest and Lands expanding the Big Pines to conserve some large hemlock trees. They are working on consolidating the Alt easements.
 - Select Board Representative. – Lianne – working on the budget. The Board needs to know what the benefit of the Buildout Analysis is if there is no zoning in town. It allows to project future development and what infrastructure may be needed for that. A Rec. Coordinator has been hired. Shannon Heath from Sandwich will be filling that position. An agreement with TCNA has been done to allow them to take the next step on developing more space at the end of the building.
 - GPO Committee – Nick – There were some adjustments that were brought to the 3rd public hearing. An FAQ list has been compiled. No changes were made to the Ordinance after the last hearing.
 - Subdivision Regulations Review (SRR) Committee – nothing to report. A work session is scheduled in January.
 - Education – Sheldon – nothing to report
- 4). Public Hearings

T & B Investments, LLC Subdivision Map 217/Lot 21- 425 White Mountain Highway

Wes Smith – Horizons Engineering is present. The well is installed and permitted, and has a number. It is being hooked up to the current unit now. They anticipated getting the septic approvals for the new units. The subsurface bureau wants the final operational approval of the well, which cannot be reached until the community water system plans are finalized. They are seeking a continuation to the February meeting.

(February 22, 2023) Randall made a motion to continue this to the February 22 meeting, Nick seconded. APPROVED

**Chocorua Pines, LLC subdivision
Map 410/Lot 74- 1133 Chocorua Road**

Bryan Berling of LandTech is the agent for this project and is here to present the application. Sheldon read the ruled of procedure for the hearing.

Andy made a motion to accept the application as complete, Ian seconded. APPROVED

This application is to remove a 2 acre parcel from the larger parcel. The proposed driveway has been agreed upon, and the application has been submitted. DES approval has been applied for. They have a couple of questions and want to do a site walk. Wetlands were flagged by North Country Soil Survey. A test pit was done, with very good results. Waivers are requested, mostly on the 10 acre lot. Conditional approval is requested, pending State subdivision approval.

Sheldon has sent this application to Chief Colcord, but has not received a response as yet. This will be a condition on the plan, that the State building code approval needs to be received. Receipt of the driveway permit approval will be a conditional also. Tree lines should be added to the legend. They are labeled in the midst of the trees.

The hearing was closed at 6:42 pm.

WAIVERS –

VI.F.5.a-c - Profiles of existing water septic culverts.

VI.F.14.a-g - perc test etc in relation to 10 acre lot. This information has been provided for the 2 acre lot.

Sheldon made a motion to approve the waivers as presented, Andy seconded. APPROVED

Andy made a motion to approve the subdivision with the following conditions - State subdivision approval, Fire Chief building code review, approved driveway permit, update to legend and State subdivision approval number to be shown on the plan, receipt of mylar within 90 days and the L-chip fee. Lianne seconded. APPROVED

5). Old/New Business

- Vote to accept the final version of the Groundwater Protection Ordinance as recommended by the Groundwater Protection Ordinance Committee. Sheldon made a motion for the Planning Board to accept the Tamworth Groundwater Protection Ordinance draft dated 12/14/22. Lianne seconded. APPROVED, Ian Haskell opposed.
- Vote to place the final version of the Tamworth Groundwater Protection Ordinance as a ballot question at the March 2023 town meeting. Sheldon made a motion to adopt the following language – Are you in favor of adoption of the Tamworth Groundwater Protection Ordinance as proposed by the Planning Board? Andy seconded. APPROVED
- Discussion- Increasing number of active subdivision developments that have not received Planning Board approval. Enforcement is discussed. Lianne feels that pre-emptive education is the key to this. A one page document explaining this may be helpful. Andy asked if communication with the State to allow the Town to be alerted when someone is approved by the State. Sheldon would like the Selectmen to write a policy of what the consequences are for people who do not apply to the Planning Board when they should. He also would like the town to consider having an enforcement/other officer position. Pat mentioned the regional concept of sharing this position. Randall suggested a joint meeting with the Planning Board and the Select Board to discuss this issue. Sheldon would like LRPC to assist with coordinating a paid position for the enforcement issues in the Town. Andy mentioned towns receiving notification from the State when someone applies for a septic system.

6). Action Items

7). Adjournment – Andy made a motion to adjourn at 7:30 pm, Randall seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk