

# Town of Tamworth

## Planning Board

\*\*\* draft PLANNING BOARD MINUTES \*\*\*

February 24, 2016

**Meeting was called to order at 7:00 pm by Dom Bergen.**

**Members Present:** David Little, Pat Farley, Eric Dube, Dom Bergen, Becca Boyden and Steve Gray, Selectmen's Rep

**Members Absent:** Dave Cluff,

**Alternates Present:** none

**Alternates Absent:** Lianne Prentice, Nicole Maher-Whiteside

### **Minutes:**

1/27/16 – one correction noted, change Reno to Renovated. David made a motion to approve as corrected. Eric seconded. APPROVED.

**Treasurer's Report:** less than 79% remaining in budget.

**Secretary's Report:** We received two applications to be heard at tonight's meeting. The Floodplain Ordinance is on the warrant.

**Economic Development:** Pat reports that the EDC will be holding Career Day on May 14 from 11-1 at the Town House, and the Street Fair is scheduled from 8-2 on August 6.

**Lakes Region Planning Commission:** The Annual Meeting is being held at the Wolfeboro Inn in June. The Mt Washington Valley ED group will be meeting with the Planning Board on the April 27<sup>th</sup> at 630 pm.

**Selectmen's Representative:** The selectmen are working on budgeting, warrant and audit, as well as some personnel issues. A brief discussion was held about secure storage of Planning Board forms. David clarified what is needed with Steve.

**Conservation Commission:** The Kennett Property/Osgood Road easement effort has been cancelled. There is a new member, Stephanie Doyle.

Melody Bergman

Boundary Line Adjustment

Eldridge Lane/Powerline Road

Map 214 Lot 186 and Map 214 Lot 215

David makes a motion to not accept the application as complete, as there are missing items: no LChip check, abutter list did not match the fees submitted (\$30 short), no copy of realty trust paperwork, 2 incorrect addresses, and 9 waivers requested, but no waiver forms submitted. Becca seconded. APPROVED

Becca made a motion to continue this hearing to the March 23 meeting, no later than 7:15 pm. Eric seconded. APPROVED

Tewksbury/Gallant

Boundary Line Adjustment

Depot Road

Map 211 Lot 49 and Map 211 Lot 50

David recommends accepting the application as complete. Steve made a motion to accept as complete. Becca seconded. APPROVED

Dom read the rules of procedure. The hearing was opened at 7:24 pm.

Paul King, Agent, presented the application. Location was described. Small piece of backland will be adjusted. Lot is non-conforming, will become less non-conforming with this project.

Sheldon Perry asks what the nature of the land is? Pauls describes as lawn area and pine sand.

Eleven waivers are requested for the following:

VI.F.3.c – vicinity map

VI.F.3.d relationship to countryside

VI.F.5.a&b, e&f – water mains and sewers, etc

VI.F.5.c,d,&g – culverts and drains, etc

VI.F.11.a&b – topo

VI.F.12 – soils

VI.F.13.a-e– perc tests, test pits, etc

VI.F.13.f,g - radius and 4K area

IV.D.1.b – minimum lot size

IV.D.2.b – street frontage

IV.D.4 – adequate drainage

The hearing was closed at 7:35 pm.

Steve made a motion to approve all waivers listed as a whole. Becca seconded. APPROVED

Steve made a motion to approve the Boundary Line Adjustment. Eric seconded. APPROVED

## Subdivision Regulations

In regards to the signature requirements for trusts, etc: several applications are affected. Discussion, it is decided to add the following language to the signatures section of the subdivision regulations, following the existing wording in E. Signatures line 2. Add "Examples of this include, but are not limited to: trust, LLC, Power of Attorney and Executor of Estate."

David made a motion to approve the language change above, to be used on lot merger, earth excavation, subdivision, conceptual review, design review, and boundary line adjustments. Becca seconded. APPROVED

A work session is scheduled for April 13<sup>th</sup> at 7 pm, for orientation and application review.

## Scenic Roads

The following need attention in the Scenic Road documents – paragraph numbering, effective date, fees revisited, edit to reflect suggestions from the Ordinance Review Committee. Suggested changes are listed below:

Change 2:11 to 2:10

Change 3:05 to 3:04

Change 3:06 to 3:05

Change 3:07 to 3:06

Change 3:08 to 3:07

Change 3:09 to 3:08

Effective date shall be (date approved)

4:02 (change costs), \$90 for newspaper, \$20 application fee

4:01 change "board" (last word) to "below"

5:03 – remove extra comma

Strike section VII

List adopted and revised dates on the document

Section VI – Forms – Keep 6:01 and 6:03. Delete 6:02, 6:04, and 6:05. Put removed items into an application packet.

David would like all town roads to be listed. There is a question about whether this only covers those which were town roads in 1972. Dom will call for legal advice on this. Later in 2016 this document should be reviewed for clarity. David will modify the application and waiver form. The approval letter will be included on the existing notice of decision for other applications. This topic will be revisited at the next meeting, and a public hearing will be scheduled.

Old/New Business:

Nicole and Lianne's terms as alternates have expired. David made a motion to appoint Dan Poirier as a new alternate. The motion was withdrawn. The motion was reinstated. Becca seconded. APPROVED

David asked if the plans for the Town Office building were scanned and available to the public yet? LRPC has a large format scanner that could be utilized. Concerns mentioned were:

- is there a version with a scale on it?
- # of chairs available, is this sufficient?
- Copier?
- Tax maps on public computer, space for that computer is not shown on the plan

Issues for town meeting?

A motion to adjourn was made at 9:08 pm by Eric. Pat seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk