**TAMWORTH PLANNING BOARD**

**Draft Minutes**

**January 26, 2022**

**6:00 P.M.**

1. Call Meeting to Order – The meeting was called to order at 6 pm by Sheldon Perry. Present are: Sheldon Perry, Andy Fisher, Ian Haskell, Nick Grant, Randall Dearborn. Pat Farley is absent. Nick Grant is seated in place of Pat Farley.

2. Approval of Minutes:

• 12/15/21 Meeting - Strike out “it was understand” under old/new business. Andy made a motion to approve as amended, Sheldon seconded. APPROVED

3. Officer and Committee Reports:

• Treasurer’s Report – Application fee for subdivision was received.

• Secretary’s Report – Andy – two items on the agenda tonight, the continuation and the Mathes subdivision. There are a couple of discussion items.

• Rep to Economic Development Commission - absent

• Lakes Regional Planning Commission - absent

• Selectmen’s Rep – Melanie Streeter – draft letter to review for a lot on Maple Road /Baron Trust. They will be reviewing it at tomorrow’s meeting. Hackett Hill – Melanie spoke with the owner, who has filed a building notification. He says he will be building a family compound of a home and 5-7 cabins in the back. If they will be livable residences, it will require a subdivision. Melanie asked for guidance to the Selectmen. He has cited the subdivision regulation to her.

• Rep to Conservation Commission – Randall – Green Mountain Conservation is going to present a report on water quality monitoring at the meeting on the 14th. The issue with the Perkins easement continues.

• GPO Committee – Sheldon - met last Friday. A letter for outreach will be composed.

• Education – Sheldon – the Town and City Magazine does not offer a lot for Planning Board this time. There is an article about vote counting. The 2022 Legislative Review – there are a bunch of bills coming up. The STR topic (SB249) states that local ordinances cannot prohibit STRs.

4. Public Hearings

**• Continuation of the T & B Investments, LLC Subdivision**

**Map 217 Lot 21 - 425 White Mountain Highway**

Loralie Gerard is here to ask for a continuance. The subdivision approval cannot granted until the wells are in, which is expected in April or May. HEB is aware of this. Randall is not in favor of leaving this on the agenda for months. Sheldon made a motion to continue this hearing until February 23 meeting, Ian seconded. APPROVED, with Randall opposed. 4-1-0

**• John & Carol Mathes Subdivision –**

**Map 411/Lot 51 – 977 Chinook Trail**

Sheldon read the rules of procedure for a public hearing. The hearing was opened at 6:29 pm. Andy made a motion to accept the application as complete, Randall seconded. APPROVED

Paul King is here presenting the application. The location is on 113A, north of the village. They are hoping to convey 6 acres to someone else. Some of the land is very steep. Portions of the lot have been surveyed in the past. Lot size and calculations were included with the application. Andy would like to have this information on the plan. Wetlands delineation was done by Peter Cooperdock. This information will be added to the plan.

Waivers requested:

Driveways/buildings – none on Lot 51-1. There are some on the larger lot that are not shown. The Planning Board would like to see existing buildings and driveways on the lots.

Survey distances, markers etc. – All info is shown for lot 51-1.

Topo/wetlands – shown for the good portion of lot 51-1, not shown for Lot 51 remainder lot. Not shown for the remainder of 51-1, as it is steep and not usable.

75’well radius, test pits, perc – shown for lot 51-1, not for lot 51 as it is fully developed remainder lot.

Road construction – not applicable

The hearing was closed at 6:50 pm.

Driveway permit is pending.

Voting on waivers:

Driveways – a motion to approve was made by Sheldon, seconded by Randall. 4-1-0 Andy opposed

F4 and 7 - Survey, bearings etc - a motion to approve was made by Randall, seconded by Andy. 5-0-0

VI.F.11.a and 12.d – topo wetlands - a motion to approve was made by Andy, seconded by Randall.5-0-0

VI.F.13 and 14 – radius, test pits, 4K - a motion to approve was made by Randall, seconded by Ian. 5-0-0

Road info – not applicable. a motion to approve was made by Randall, seconded by Andy. 5-0-0

Receipt of driveway permit is a condition.

To show existing driveways and buildings is requested by Sheldon.

Sheldon made a motion to approve the application as presented with the condition that the driveway permit be noted on the plan, and receipt of the mylar within 60 days. Andy seconded. APPROVED

5. Old/ New Business

• Nomination of Pat Farley and Kelly Goodson as Tamworth’s representatives to the Lakes Region Planning Commission's (LRPC) next term starting on March 22, 2022. (Note: The appointment is done by the BOS) – Sheldon nominated Pat Farley for the next term of the LRPC, Andy seconded. APPROVED. Melanie will type up the nomination and deliver to the Selectboard tomorrow night.

• Initial discussion as time allows of revisions to the subdivision regulations. Suggestions from

Sheldon were distributed. Track changes on documents and submit to the attorney for legal review. Add N/A boxes on our checklist. Paul King suggests having work sessions to review the ordinances word for word. Do all the items that are in there protect the health, safety and welfare of the community? If not, take them out. Keep them simple. Consider shortening the lead time for applications, rather than always have it on the 1st of the month.

6. Action Items

• February Work Session? – To itemize where we would like to go with the revision process. Create the plan at this session. Sheldon made a motion to hold a work session on February 16, Ian seconded. The work session will be held at 6 pm. APPROVED Sheldon will email Becky to have this added to the calendar. It will need to be posted on the website and the bulletin board.

• Adjournment –Andy made a motion to adjourn at 7:31 pm, Randall seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk