

## **TAMWORTH PLANNING BOARD**

### Minutes

July 27, 2022

6:00 P.M.

In-person: Town Office Building, 84 Main Street **or** Join Zoom Meeting:

<https://us06web.zoom.us/join/87188390524?occurrence=1655935200000>

Meeting ID 871-8839-0524

- 1). Call Meeting to Order – The meeting was called to order at 6 pm by Sheldon Perry. Present are: Sheldon Perry, Andy Fisher, Randall Dearborn, Pat Farley, Ian Haskell, Nick Grant, Lianne Prentice-Selectmen’s Representative. Annie Provenzano is present on Zoom.
- 2). Approval of Minutes:
  - 6/22/22 – Section 3 – CIP – add Padgett to Kathi. Randall made a motion to approve as amended, Pat seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary’s Report – Andy – continuation of T&B Investments, no further info has been received from them. There is a subdivision application for Depot Road. There was a not properly submitted application for a PWSF. If we have time, we will begin the Subdivision Regulation Review. There will be a discussion about Right to Know Laws.
  - Treasurer’s Report – Ian – fees for the subdivision have been received and submitted, as well as for the Paven subdivision which is not being heard tonight. We have spent \$621.94, \$8338.06 remaining, We have 93.06% of the budget remaining.
  - Rep to Economic Development Commission – Pat – Selectboard has requested that Pat whether the Town could be an entity to ask for and apply for the Economic Revitalization Zone. Entities must pay business tax in order to qualify. The efforts for the Fidium broadband – there are two grants, one for \$50 million and one for \$75 million. She spoke about the connections that she has made.
  - Lakes Regional Planning Commission – Pat – no meetings in July or August.
  - Rep to Conservation Commission – Randall – The State rejected the Town’s proposal. We are still looking for ways to reunite the Perkins Easement.
  - Selectmen’s Representative – Lianne – The TCNA and Selectboard have entered into talks about their proposed expansion project. The Town Administrator applied for a grant of \$50,000 for the Fire Department SUV and received it. The Town Personnel Policy is being updated. Tomorrow’s meeting of the Selectboard will receive public input about resident’s suggestions for the Rec Program. The Board is looking at hosting a Right to Know workshop for all Town boards and committees as well as any public that might be interested.
  - CIP – Sheldon – the group has collected a lot of information and there are two years that are bigger than what they would like to see. They are trying to juggle some items around. Some information from the Highway Department is missing.
  - GPO Committee – Wyatt Berrier will be speaking about real estate values and clean water. There was a table at the Farmer’s Market, handing out stickers and brochures. Nick felt it was an effective day. This will be done again on August 16. A draft GPO is being developed. It needs to be legally vetted, then presented to Planning Board and Board of Selectmen, as well as hold a public hearing.

- Subdivision Regulations Review (SRR) Committee – Andy – nothing changed since last month. The initial full board discussion is scheduled for tonight.
- Education – Sheldon – 10/10/22 – webinar about Affordable Housing Development.

4). Public Hearings

5).

**T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway.  
(Continuation from 6/22/22.)**

Wes Smith from Horizons Engineering – waiting on the well permit. Once that permit is received, the plans will go to the State for approval. He asked for a continuance to next month. Randall made a motion to continue to the August 24 meeting, Andy seconded. APPROVED

**Lauren Pochelon Subdivision- Map 211 Lot 55, 1679 Depot Road.**

Jim Rines (Horizons Engineering) is here to present the application. Sheldon read the rules of procedure. Andy made a motion to accept the application as complete, Lianne seconded. APPROVED

The property is located on Depot Road. The lot is 4.46 acres, with 556.17 feet of frontage on Depot Road. Jim explained the wetlands, flood plain, and slopes that need to be deducted. The lot is 1.26 acres of usable land. Lot 2 is 2 acres – group 3 soil, 1.28 acres of usable land after deductions. Subdivision approval has been received. Proposed driveway has been requested, but it has not been acted on yet. Asking for one waiver – VI.F.3.d – locust plan – the one provided is 1” = approx. 1 mile – USGS model. Monuments have been set. The Fire Chief has given approval on the building code review. Name of municipality is at the bottom center.

The hearing was closed at 6:33 pm.

Waiver request – VI.F.3.d – scale of location map – Pat made a motion to grant the waiver, Ian seconded. APPROVED

Conditions - Driveway permit – town – identify on plan. Show that final monuments are set. Receipt of mylar with these notations within 60 days.

Andy made a motion to approve the application conditionally with receipt of a new set of plans and mylar within 60 days with State subdivision approval, showing monuments set and driveway permit. Randall seconded. APPROVED

Hertel mylar – Wes Smith – requesting the previous subdivision received with 60 days for mylar – the mylar does not have all the necessary signatures yet, so he is requesting a 30 day continuance. He will bring 5 copies without contours, and one with the contours, as well as the mylar. Randall made a motion to extend the deadline of the mylar requirement for an additional 30 days, Andy seconded. APPROVED

6). Old/New Business

- PWSF application # 13769504 (If application is presented to the Town Clerk.) – this was not properly submitted. This will not be addressed this evening.
- Subdivision revision review by the Planning Board – moved to final item of the agenda.

- Discussion regarding Right to Know Laws – Sheldon sent a slideshow about this. We need to keep our public business in this room as much as possible. No texting as a group. No email as a group. Town email addresses are discussed. Use the subject line to show what committee the email involves. Lianne will ask for legal counsel regarding the differences between Planning Board/Zoning Board discussions and Selectboard discussions. Paul King indicates that Planning and Zoning are different than Selectboard rules. Paul states that Planning Board is bound to the rules of jurors.
- Sheldon and Pat will be absent from the meeting in August.
- Subdivision revision review by the Planning Board – discussion regarding how to proceed with these suggested changes. Sheldon made a motion to schedule a work session where we can all view each revision on the TV screen live for discussion, Nick seconded. The date would be August 17 at 6 pm. Pat spoke about getting a larger screen. APPROVED

7). Action Items

8). Adjournment – Pat made a motion to adjourn at 7:44 pm, Randall seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk