

## **TAMWORTH PLANNING BOARD**

### **MINUTES**

**August 24, 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 Randall Dearborn. Present are: Randall Dearborn, Andy Fisher, Nick Grant, Ian Haskell, Lianne Prentice-Selectmen's Representative and Annie Provenzano-Alternate. Sheldon Perry, and Pat Farley are absent. Annie is seated for Pat Farley. Maureen and Jim Diamond are attending via Zoom.
- 2). Approval of Minutes:
  - 7/27/22- Andy made a motion to approve, Lianne seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary's Report – Andy – Continuation from 7/27 of T&B Investments, and a subdivision application from Paven. Discussion of new town server, groundwater protection ordinance will be reviewed, PWSF application and a preliminary conceptual review. A work session has already been scheduled in September.
  - Treasurer's Report – PWSF and Paven fees were received. As of August 9, we have 79.23% of budget remaining.
  - Rep to Economic Development Commission – no report
  - Lakes Regional Planning Commission – no report
  - Rep to Conservation Commission – Randall – started work on Betty Steele Loop Trail. The Community Nurse is looking at making a handicapped accessible trail on Scott Road.
  - Selectmen's Representative. – Lianne - Darlene McWhirter passed away August 6. The Board is working on the process of town acquired property auctions. Those properties will have to pass a health inspection. They are currently accepting bids for a trailer, info is on the website. The TSIC group has finalized their RFQ for engineers. This will be advertised soon and will be announced in September.
  - CIP –Nick - meeting next week. Kathi Padgett has emailed the group about clarifications of numbers. The public hearing is scheduled for September 14.
  - GPO Committee – Nick – Sheldon sent a report for Nick to read. The town attorney has reviewed the draft ordinance. At the next meeting (Friday) we will revise based on the recommendations. The draft will be emailed to the Planning Board and the Selectboard. The public hearing is September 14 at 7 pm.
  - Subdivision Regulations Review (SRR) Committee – Andy – another work session is required to complete this stage of the process. That work session is scheduled for September 21.
  - Education – nothing to report.
- 4). Public Hearings

**John and Shelly Paven Subdivision - Map 408/Lot 52 - 716 Washington Hill Road**

The hearing was opened at 6:15 pm. Paul King is presenting the application. New plans showing the bounds set were submitted to the Board tonight. Randall read the rules of procedure for the hearing.

Andy believes that the application is complete and moves that it be accepted as such. Nick seconded. APPROVED

John and Shelly Paven (owners) are present. They are asking to divide their property into four lots.

Two on Washington Hill Road are 10 acres and over 400' of frontage. The 5 acre lot has more than required frontage. There are two waivers submitted. Town driveways have been applied for, but approvals have not been received yet. Bounds are set with the exception of one that comes right into the middle of a large rock. The barn is an old English barn, and is one of the oldest barns we have in town. The cape has two chimneys, and is likely the last built in Tamworth. The property is completely flat. He is requesting conditional approval based upon the mylar and receipt of the driveway permits.

An abutter asked about the wells shown. Paul explained that a site must be shown to prove that any lot created is buildable. The public comment was closed at 6:27 pm.

WAIVERS:

Wetland delineation – Andy made a motion to approve the waiver, VI.F.12.b, Nick seconded. APPROVED

Road design – this is not applicable to this application. Appendix B. Andy made a motion to approve the waiver, Ian seconded. APPROVED

Andy made a motion to approve the subdivision conditional on the receipt of the mylar and the driveway permits, Ian seconded. APPROVED

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

Wes Smith, Horizons Engineering – yield test, etc for the well are being approved. That will trigger the septic approval, subdivision approval, and resubmittal of the plans to the Board. He would like to request a continuation for a two month period. Andy made a motion to continue this hearing to the October 26 meeting of the Planning Board, Ian seconded. APPROVED

**5). Old/New Business**

- Groundwater Protection Ordinance presented to the Planning Board. – been through legal counsel and draft will be shared.

- Discussion of future Town Server – Keats sent out invitation for town email addresses. She sent out info on how to log into email. This will involve some server work to accommodate additional email addresses.

- PWSF Co-location/Modification application # 13769504. Map 401 Lot 49, 178 Albee Rd. – Digital application was received. Andy made a motion to approve this application, #13769504. Lianne seconded. APPROVED

- Subdivision Preliminary Conceptual Consultation: Mark Engelsmen, Map 215/Lot 127 - 928 Turkey Street – The schoolhouse is not suiting his needs. It has been suggested that he subdivide the property. He is seeking information about how/if he would be able to subdivide the

property. He would like to make one lot of about  $\frac{3}{4}$  of an acre, leaving the other lot at 1.7 acres. Road frontage was mentioned as a concern, though it is waivable. The possibility of unit subdivision/cluster was mentioned. Subdivision Regulations Page 8 IV.D.1.h is where the information about this concept is explained.

- ADUs and Multifamily – discussion was held regarding what each of these concepts entailed. Info checklists about what is required or needed for different questions the tax office may encounter are discussed as a possibility.

House bill 1661 is mentioned as an item that may be of interest.

September 12 at 5 pm is a meeting about the Right to Know law.

6). Action Items

- September Work Session – scheduled for September 21.

7). Adjournment – Andy made a motion to adjourn at 7:27 pm, Nick seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk