

## **TAMWORTH PLANNING BOARD**

### Minutes

November 16, 2022

6:00 P.M.

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

<https://us06web.zoom.us/j/7085209579?pwd=WlllWWNFQlhKTTRoVk5MK2xCNGxjZz09>

- 1). Call Meeting to Order – The meeting was called to order at 6 pm by Sheldon Perry. Present are: Sheldon Perry, Andrew Fisher, Randall Dearborn, Ian Haskell, Nick Grant, Lianne Prentice-Select Board Representative, Annie Provenzano-Alternate (via Zoom. In attendance at 6:35 pm). Pat Farley is absent.
- 2). Approval of Minutes:
  - 10/26/22 – item 4 –line 19 – continued public hearing and the TB Investment – make it bold. Randall made a motion to approve as amended, Andy seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary’s Report – Andy – 1 new public hearing tonight. Old/new business. Presentation/discussion of groundwater protection ordinance and vote to hold public hearing. Georeferencing powerpoint by David Little, HEB Earth Excavation report for review. PWSF application and revised subdivision waiver form have been distributed.
  - Treasurer’s Report – Ian –two applications for this month, all fees were paid. Budget printout is not available. Budget has been presented to the Selectboard.
  - Rep to Economic Development Commission – Pat is absent-Sheldon reminded the Board that there is a broadband forum on December 7 at 7 pm.
  - Lakes Regional Planning Commission –Pat is absent.
  - Rep to Conservation Commission –Randall- met Monday. Working on easement monitoring. Jim and Chris Alt are looking at consolidating their easements.
  - Select Board Representative-Lianne- Mr. Flach attended last week, he is a coordinator of the Carroll County Communication District. They are seeking 2 members from each town to sit, regarding negotiations for high speed internet. Tax deeded properties will go up for sale in the new year. Veteran’s Day ceremony was well attended.
  - GPO Committee – Sheldon – this will be reviewed later in the meeting.
  - Subdivision Regulations Review (SRR) Committee – Andy – do we need a work session to go over these? This will be scheduled later in the meeting
  - Education – Sheldon-nothing related to Planning Board

Laura Pike gave an overview of what the Economic Development group has been working on. They are looking at what services are currently available in town. They have invited participants to join via Zoom on 12/7 at 7 pm. This will be held at the Library for those that are not able to attend via Zoom.

- 4). Public Hearing

### **Laura and Harold Pike III Boundary Line Adjustment Map 206/ Lots 89 & 90, 51 Bryant Road**

Sheldon read the rules of procedure for the hearing.

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

The hearing was opened at 6:19 pm.

Eric Roseen from Horizons Engineering is presenting the proposal. 184' of frontage would be added to 206/90. Lot 206/89 will have reduced frontage, to become 254'. A waiver for surveying of the remaining lot and another for a larger display of the vicinity map. State subdivision approval is pending. Lot 206/89 has an approved septic design. Soils and test pit information have a waiver request also. Soils are very good. There are no wetlands in the area presented. The required setback from the river is shown on the plan. Monuments need to be set, State subdivision approval is needed. Square footage on existing 206/90 is a requested waiver.

Steve Zalewski – here on behalf of Jane Maher – asked about septic design. Paul King did it for the McGrews. The concern is about how close the septic design is to Jane's well. It is more than 100 feet.

Laura Pike publicly acknowledged Eric for his work. Mr. Eastman was a previous owner. He was a birder and wrote for the radio station. He spent a lot of time in the woods, and that is why the lot is being shaped as shown to include retaining the forested portion.

Annie Provenzano is seated at 6:35 pm.  
The public hearing was closed at 6:35 pm.

There are three waivers –

Section VI.F.3.e – scale – A motion to grant the waiver was made by Andy, seconded by Randall.

APPROVED

Section VI.F.4.a – omit showing rear portion of lot 206/90 – A motion to grant the waiver was made by Andy, seconded by Nick. APPROVED

Section VI.F.14 a-g – test pits, percolation tests – A motion to grant the waiver was made by Andy, seconded by Ian. APPROVED

A motion to approve the boundary line adjustment as submitted was made by Andy with the following conditions: State subdivision approval, number shown on revised plan, all bounds being set and indicated on the plan, receipt of mylar within 90 days. Lianne seconded. APPROVED

## 5). Old/New Business

- Presentation to the Planning Board of the draft Groundwater Protection Ordinance for Public Hearing 12/14/22 and the vote to hold said Public Hearing at 6 PM. (Nick Grant) – Nick reviewed the changes that were made since the last meeting. Nick made a motion to hold the third public hearing on 12.14.22 at 6 pm, Andy seconded. APPROVED  
A motion to approve the draft language of GPO for the public hearing being held on 12.14.22 at 6 pm was made by Nick, Lianne seconded. APPROVED
- David Little's PowerPoint presentation "Georeferencing Tax Maps". David showed a presentation regarding georeferencing and why it is a good idea. There is a difference between the tax cards and the tax maps. He gave an explanation of how georeferencing is used. Maps are flat but topography is not. Georeferencing – why do it? The buildout analysis requires knowing where the lots are. The lot lines are very different than the aerial photography. Conservation easements require surveys. The parcel layer does not line up with the easement lines. LIDAR shows stone walls. In many cases the stone walls should line up with the property lines, but when layered, they do not. Tax map acreages are not matching up with the actual size of the lot. The average difference with the numbers the town uses is 10%. The town has 3 numbers that are used for each property in town. David recommends that proposals be sought regarding having some deed research done. He recommends NH Municipal, Office of State Planning, Lakes Region Planning Commission as sources as to who may do this work. Have other towns around us gone through the true georeferencing process? Define the process and get multiple quotes for the work.

Richard Doucette would like to know what the purpose of georeferencing is. How will this affect how the tax bills get generated? Bring in the assessor and the tax collector for this discussion.

Task 1 – determine what the task is – who is responsible for what, why are you doing it?

Include a line about including a percentage of deeds in the town?

The buildout analysis needs to come with a model that can be re-run when data changes.

Richard Doucette noted that there are unused ARPA funds that might be able to be applied for this work.

Research what other towns have done this?

Ask Ossipee what their steps were when they redid their maps recently.

The Planning Board needs to know what the Select Board is doing with the georeferencing. Seek legal advice on what implications are for a town when the maps are updated.

- HEB Engineer's Field Report #004- Baron Trust, LLC- Earth Excavation Project
- Distribution of PWSF application forms and revised Subdivision waiver form to PB binders.

6). Action Items – work session date for Subdivision Regulation Revision review – January 11 at 6 pm.

7). Adjournment – Sheldon made a motion to adjourn at 8 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary