

TAMWORTH PLANNING BOARD

Draft Minutes
January 25, 2023
6:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85216848886?pwd=ZzZ0ekY4TnNsRjBrTE03Vlg3TXRGdz09>

Meeting ID: 852 1684 8886

Passcode: 334104

- 1). Call Meeting to Order – The meeting was called to order at 6 pm by Sheldon Perry. Present: Sheldon Perry, Andy Fisher, Randall Dearborn, Pat Farley, Lianne Prentice-Select Board Representative – via Zoom, Nick Grant. Paul King is also present.
- 2). Approval of Minutes:
 - 12/28/22 – correction to ballot language (under old/new business) – 2nd bullet should read “vote to place the final version of the Tamworth Groundwater Protection Ordinance as a ballot question at the March 2023 Town Meeting. Are you in favor of the adoption of the Tamworth Groundwater Protection Ordinance as proposed by the Planning Board? “ Randall made a motion to approve as amended, Pat seconded. APPROVED
 - 1/11/23– Sheldon made a motion to approve, Randall seconded. APPROVED
- 3). Officer and Committee Reports:
 - Secretary’s Report – Andy – no hearings tonight. Continuation of subdivision regulation review discussion. Discussion of letter to be sent.
 - Treasurer’s Report – Ian – not present
 - Rep to Economic Development Commission – Pat- broadband forum was well attended. There will be a land plots for people to use for gardening this summer. The Street Fair is a possibility. Volunteers are needed.
 - Lakes Regional Planning Commission – Pat – does not meet in January and February.
 - Rep to Conservation Commission –Randall- last meeting there was a presentation of water quality from Green Mountain Conservation Group. Bearcamp River, Chocorua River and Swift River were tracked. Sodium was discussed. The cost of brining is prohibitive.
 - Select Board Representative – Lianne – In the budget process. Budget hearing is scheduled for 2.9 at 5 pm at the Town House. First draft of personnel policy revisions is complete. Rec Director has started. Her name is Shannon Heath. Sheldon has a draft of a one page document regarding what you should know from the Planning Board.
 - GPO Committee- ballot question is all set. Cook Memorial Library has a program coming up regarding aquifers. There will be a display about the groundwater protection efforts at that program.
 - Subdivision Regulations Review (SRR) Committee – nothing to report

- Education – April 19th – Right to Know workshop. May 17th-A Hard Road to Travel workshop

4). Public Hearings: None

Pat is not planning to run for a 3 year term this time around.

Annie Provenzano has chosen to resign from the Planning Board. A letter of appreciation should be sent.

Andy is planning to run again.

5). Old/New Business

- Vote on suggested letter to Effingham Planning Board – Sheldon has drafted a letter that was distributed to the Board for review. Sheldon made a motion to adopt the letter as presented, Lianne seconded. APPROVED
- Continuation of Subdivision Regulation Revisions – Andy led this discussion. Page numbering has been adjusted. Page 4- some words stricken. Driveway definition was revised. Not all driveways require road agent approval. Some are existing, some are on State roads. Pat feels it should include information about DOT and road agent. Road is defined, and connected to street. The terms are interchangeable. Sheldon asks that the committee come up with the wording for the road definition. Wording for wetlands – Andy pulled some wording from wetlands mapping, and the definition of wetlands from the State. The committee will review this.

Definition of unit – other towns were looked at, for this and accessory dwelling unit. The committee will review this.

Subdivision - for sale, rent, lease – could this be replaced with “occupancy”? Use the State RSA for this.

General requirements – wording did not change. Appendix A is now in the document.

Discussion about list of names of soils and whether it should be in appendix or within the document. Paul commented about some of the soil types having new names. Pat asked about Munsell soil book, but this will bit tell about the type, just the color.

A number of paragraphs that were following were removed when the table was added.

Discussion ensued regarding cluster development and lot loading. Sheldon would like to see the ability to have cluster development in this ordinance, but feels that legal needs to be consulted on this topic. There is a whole section in the ordinance about cluster development. Put section H back in? Ask counsel about this.

3 A&B on page 10 – no issues. Paul after streams, insert “or higher”. Put the State comprehensive list into the appendix. Board consensus is in favor of the language the way it is. Right of way – consensus has not been reached. Consult legal as to whether we could have this if we want it. Do we want it even if it is legal? Paul spoke about 4th order streams, and that the wording should be 4th order or higher. The committee should revisit this.

Building setbacks were discussed at the committee level. Lianne is concerned about RVs.

Buildings – the word should be dwellings. Dwelling will need to be added to the definitions.

Dwelling unit? Paul states that the Board has no jurisdiction over setbacks. Discussion ensued on this topic.

Pat referred back to definitions – waiver was in the list before. Waiver is missing now. Section 5F addresses waivers. It is on page 15./16. Reasons that a waiver could be granted are missing

now, possibly because a merge was intended but was lost in the editing. Revisit this at the committee level.

We are leaving off at E. reserve strips on page 9.

Lianne referred back to Paul's comment about authorization and Andy's comment about setting a bar to maintain the feel for our town. At the first work session, we saw other issues that were unenforceable but were important and should be included. A best practices sheet to attach to the ordinance was revisited. "Strongly encourage you to..."

Sheldon commented about "professionals" that are doing the inspections.

A work session is scheduled for February 8th at 6 pm, at the Town Office. Sheldon will notice this.

- 6). Action Items
- 7). Adjournment – Randall made a motion to adjourn at 7:39 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary