

**TOWN OF TAMWORTH**  
**\*\*\*\*\* PLANNING BOARD Minutes\*\*\*\*\***  
January 25, 2017

The meeting was called to order at 7:00 pm.

Present: Dom Bergen, David Little (7:04), Eric Dube, Pat Farley and Sheldon Perry

Absent: John Roberts, Selectmen's Representative, Becca Boyden

Alternates Present: Dan Poirier

Alternates Absent:

Dan is seated for Becca.

Approval of Minutes:

- 12/28/16 – A motion to approve was made by Dom , Sheldon seconded. Dan abstained. APPROVED

Officer and Committee Reports:

- Treasurer's Report – no bills have come in
- Secretary's Report – one new application and one carryover application.
- Rep to Economic Development Commission – Pat reports that there will be a Street Fair on August 5<sup>th</sup>. There will be an art event in May. There will be an event in Chocorua, 18-20 national artists. They will host a forum for local artists to market themselves. In the fall there will be a technology forum.
- Lakes Regional Planning Commission – We will be receiving 5 planning books. Pat met with the map person after the last meeting. We will have him attend the February meeting. He will bring layers to show us. To do the full conversion would be \$41000, \$5400 does the GIS version of the maps. Make a note that April 24<sup>th</sup> at the Tri-Capp building there will be a LRPC Commissioners Meeting, with Jeb Bradley. LRPC Annual Meeting is June 26<sup>th</sup>, at the Wolfeboro Inn.

- Selectmen's Rep – no report
- Rep to Conservation Commission – Had a nice presentation about watershed monitoring. Ned Beecher and Rich Girard will continue. John Watkins moved from alternate to full member. Charlie Townsend is continuing as an alternate, and Lucy Gatchell is a new alternate.

Sheldon asked about a fish habitat study on Great Hill Road. The Conservation Commission has not heard of this as yet.

## Public Hearings

Melody Bergman 176 Power Line Road Realty Trust (continued)

### **Boundary Line Adjustment**

Location of Proposal: Eldridge Lane – Power Line Road

Map 214 Lot 186 & Map 214 Lot 215

David made a motion to continue this hearing to Wednesday, February 22, 2017 no earlier than 7:15. Eric seconded, APPROVED

Granite State Mini Storage LLC

Subdivision Application/Boundary Line Adjustment

738 White Mountain Highway

Map 217 Lot 042 and Map 217 Lot 043

This application is complete with the exception of documentation of the proof of signator authorization. David recommends accepting as complete, Dan seconded. APPROVED

The hearing was opened at 7:17 pm.

Dennis MacDonald from Mountain Mapping, and Dick Schulman, owner are presenting the application. There is more acreage than is needed at this time. There is a red metal building that is not being used, so they would like to sell that building on a parcel of property. Retaining 5+/- acres on Parcel 1, selling Parcel 2.

The Board feels that this is a Boundary Line Adjustment.

Peg Huddleston has a question regarding the future plans for the property, will the storage building continue and will the house go with the storage building. Yes. The business will end up with 5.1 acres.

The hearing was closed at 7:27 pm.

There are no waiver requests.

Dan made a motion to conditionally approve the boundary line adjustment pending receipt of the LLC ownership documents. Pat seconded. APPROVED

David amended the above motion to include receipt of the mylar, Pat seconded the amendment. APPROVED

Thaddeus and Amy Berrier  
Boundary Line Adjustment  
231 Bryant Rd  
Map 206 Lots 96 and 94

David made a motion to accept the application as complete. Pat seconded. APPROVED

The hearing was opened at 7:30 pm. Paul King, agent, presented the application. The Berriers have acquired the Bryant farmhouse and barn on Bryant Road. The property abuts their property as well as everything on the south side of the road between the road and the river. They now want to merge the new property with their land to the north, behind the ball field at the school and up toward the Swift River.

There are 8 waivers with this application.

VI.F.3.c – vicinity map

VI.F.3.d – countryside map

VI.F.6.c – driveways

VI.F.11.a – topo

VI.F.13.a-e – test pits and perc data

IV.B.1.f – flood plain

IV.B.4 – diversion of water

IV.G- monuments

This is a buildable lot as proposed.

The hearing is closed at 8:04 pm.

Eric made a motion to approve all waivers as presented. Seconded by Sheldon.

APPROVED

David made a motion to approve the application conditionally on the setting of monuments and revision of the plan to reflect that, and delivery of the mylar. Dan seconded, APPROVED

Preliminary Conceptual Consultation – John SanDonato – 835 Pease Hill Road, Map 405 Lot 007. Wants to know what he needs to do in order to build a small home. There are two deeded parcels, but they are grouped together on the tax maps. The board informed him that he is allowed to build as many structures on his property as he likes as long as they meet all the regulations. The difficulty will come later if he chooses to sell the property. Paul King advised that the deadline for correcting involuntary mergers passed on December 31, 2016.

Old/New Business; Public Comment –

Sheldon would like to know where groundwater protection stands. LRPC and Green Mountain Conservation Group put that together several years ago. The Board is interested, but would like to see how the Conservation Commission feels about it. Eric is interested in assisting Sheldon if this moves forward.

Sheldon made a motion to adjourn at 8:47pm. Pat seconded. APPROVED