

TOWN OF TAMWORTH
***** **PLANNING BOARD Minutes*******
February 22, 2017

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

Present: Dom Bergen, Sheldon Perry, Pat Farley, Becca Boyden, Steve Gray –
Selectmen's Rep, David Little

Absent: John Roberts, Eric Dube

Alternates Present: none

Alternates Absent: Dan Poirier

Approval of Minutes:

- 01/25/17– A motion to approve was made by Pat , Sheldon seconded. APPROVED

Officer and Committee Reports:

- Treasurer's Report – Eric absent. No report
- Secretary's Report – one new application and one that is being carried forward.
- Rep to Economic Development Commission – Pat reports that April 24 - - Tri Cap 6 pm for LRPC Commissioner Meeting. Jeb Bradley will speak. The Annual Dinner will be at Wolfeboro Inn June 26. More info coming.
Getting ready for art show and street fair.
- Lakes Regional Planning Commission – the State is going to receive \$160 million and may set some aside for a rainy day fund, possibly \$100 million. The remaining \$60 million will be divided among towns. MWV Economic Council – the next Eggs and Issues will have the senior person from Poland Spring attending. By June 30 they would like applications from entrepreneurs for a Shark Tank program. They will give \$25000 to the winner.

David Jeffers is here to speak to us about our map, later.

- Selectmen's Rep – Steve – budget hearing was successful. Good ideas and questions came from it. He attended a meeting on regionalization with Moultonboro, Tuftonboro and us. Some of the towns are concerned about high property values excluding developments.
- Rep to Conservation Commission – last meeting was cancelled.

Becca asks additional questions about the money that the State is getting. The State govt is getting money from Federal Govt.

Public Hearings

Melody Bergman 176 Powerline Road Trust
Boundary Line Adjustment
Eldridge Lane – Power Line Road
Map 214 Lot 186 & Map 214 Lot 215

David emailed Loralie Gerard regarding this application requesting a withdrawal. She said she would, but we have not received it.

A motion to continue this hearing to March 22, 2017, no earlier than 7:15 pm was made by Becca, seconded by Sheldon APPROVED

Edwin C Remick Foundation
Subdivision Application
Chocorua Road
Map 202 Lot 31

David feels this was not noticed, because a covenant on the property was not noticed. We do have a letter from them.

David makes a motion to accept as complete. Becca seconded.
Dom recused himself.

Becca reviewed the rules of the public hearing.

The hearing was opened at 7:22 pm.

Jim Rhines, White Mtn Survey is here to present the application.

They want to divide approximately 10 acres from their 100 acre lot. The purpose of this subdivision is to give the Tamworth Village Association the property that holds the effluent disposal area to remove any future association with that property. No state subdivision is required due to being over 5 acres.

Waiver request - VI.F.7.d – required road frontage. 141.99 feet existing. Driveway permit has been issue. This will not be a building lot.

Plans submitted did not have a note, updated plan was distributed tonight. The note regards Bergen property and a boundary line that was never finalized. Monumented for more than 22 years, execution of that adjustment is recommended.

David asks about the boundary line agreement. All that happens is that a deed has to be written that refers to this recorded plan. Tonight's action does not depend on this. An agreement needs to be made between Dom and the Foundation.

Sheldon asks if the line meets the septic requirements. Yes is the answer to this questions.

David comments about the Village Association not able to expand the beds on that property, and they must be in the same location. Norman Cloutier, President of the Tamworth Village Association - There is no expansion. He also asks about the Village Association owning an easement on the property. This will dissolve on the acquisition of the property.

Wendell Dicey – Tamworth Road – how much timber will be cleared out to do this leachfield? There is no clearing of trees, they are already fields. He also asked about building – this is a non building lot.

Barnes, 237 Depot Road – is this all transpiring in lot 31? Just the small area labeled as lot 1.

Tom Huckman – 416 Tamworth Rd – where is Remick Acres in relation – to get orientation. He is shown.

Ed Morris – 69 Tamworth Rd – wants to know where the access road is at this time. It is off Chocorua Road and is currently gated.

Dom Bergen – 98 Chocorua Road – historically a hay field, in the future will it be maintained. Norman Cloutier responds that the 10 acre portion – 2/3 of it has not been hayed. There have been problems with the equipment traversing it. It will be mowed in the future, but not hayed. There will be some visual differences. The old system had no ventilation. The new system will have 2 pipes for each of the 4 beds.

Jim Stevenson – 181 Tamworth Road – what is Tamworth Village Assn ? –Norman Cloutier answered – it owns and operated the septic system that serves the Town of Tamworth, 27 buildings on the system. Town is the biggest user of the system. UUFES, Barnstormers and Remick are not connected to the system.

Pat – asks Norman, compared to existing, what will the capacity be? New system will be 20000 gallons per day. Slightly different design. It will have all recommended features from DES and engineers. The existing system was put in in 2000-01. In 2007 the system was operating at 11-12000 gallons per day. We have significantly less today. Today is 3-4000 gallons per day. This leaves room for expansion within the village.

Ed Morrill – Asks about the failing system. Began failing in 2004-05. Three of the four beds have shown signs of failure. New system will have span of at least 40 years.

Wendell Dicey – is this costing the townspeople? All expenses to repair the system are being funded by the users. The significant replacement cost is NH Community Development block grant, up to \$350000. Bids are closer to \$250000 to replace. This is not being paid for by the taxpayers.

Sheldon – future maintenance as proposed will allow for all future maintenance. Responsibility falls upon the Tamworth Village Association. There was some dormancy but it has been resurrected over the last year. It is very unusual for a system like this to be owned by a private association.

The Town does have the option to purchase the system for \$1.

Steve Gray – this appears on the Warrant to raise and appropriate the grant money, but it has no affect on the tax rate. The Village Assn. have been diligent in their pursuit of grant money which is commonly available but highly competitive.

Nancy Dicey – 205 Tamworth Road – this is on the warrant, this is still our tax money. Steve clarifies that it is not, because it is federal money, the bills have to coincide with the income. We cannot pay a bill out of tax money, nor can it be raised because the grant has been awarded and will be coming in. The townspeople have to approve using the grant. The grant money has to come through the Town. Nancy has another question about the slots that are not being used. Norman explains that there is no ceiling to the number of users that connect, but there is a ceiling to the total volume. Location limits being connected. Other users within the Village who wants to connect, or an existing user wants to expand, the system would accommodate that.

Carol Ewing – 40 Chocorua Road – how far down Chocorua Road does this go? 2 properties on that road are on the system. Is there no way to hook up to the system – they live at the access road. Norman states that they would have to check with the engineers. All existing users have gravity feed, and connect to a low point behind the Lyceum. It is then pumped to Karl Behr's property, then pumped to the site.

Jim Rhines state that those lines are pressure lines. It is not realistic at this time for that property to connect in.

The waiver is for frontage requirements. VI.F.7.d – less than required. No change proposed in existing frontage. This will not be a building lot. Driveway permit has been received.

The hearing was closed at 8:06 pm. David made a motion to grant the waiver. Pat seconded.
APPROVED

David made a motion to approve the 2 lot subdivision of the Edwin Remick Foundation property. Sheldon comments about the public safety issue of this application. Pat commends Norman and the TVA group for their diligent work on this project. Sheldon seconded.
APPROVED

David Jeffers, LRPC – discussion on mapping. There was a request for a map with govt and utility owned, conservation prop, cemeteries and slope areas. He is here to discuss details and adjustments. Water bodies, state and local roads, (no private roads shown), steep slopes,

conservation lands, cemeteries, town properties, and utilities. Wetlands are also included. Is this what the Board is looking for?

Becca asked if right of ways and Class VI roads should be included. Parcel layer is shown in light gray. There is an outline where roads are.

David states that Durrell Road goes further than is shown on the map. There is a section of the road to Hackett Hill Road that is class VI. If limited to that layer it will be incorrect. There is a question about Cleveland Hill Road as well. Depot Road to White Lake is a class 3 road with shared maintenance.

Water body layer needs to be on top of the wetlands layer. The water layer that was used is from National Wetlands Inventory (based on plants).

Community water systems are confusing. It seems that the Board is inclined to either remove them, or label them as community water supplies.

Cemeteries are missing on the map. Check with the library, they have a complete map.

Recreational trails, etc. are not shown.

State, National forest, privately owned conservation lands, town easements etc – it would be helpful if those were differentiated on the map.

The parcels do not fit correctly into the Town boundaries.

This map is still not geo-referenced. It is less than ideal to have a map showing conservation properties that do not line up properly.

How do we move forward with getting tax maps georeferenced? We talked about needing a georeferenced tax map, and David thought that it was part of this project.

The cost of this map is \$400.

Note – Should this be added? This map is a work in progress and the parcel boundaries are not geo-referenced with town tax maps.

- For planning purposes only
- Approximations
- Tamworth, NH as a title. Legend to be shown.

- Sheldon supports this project

Tamworth NH

Conservation Lands, Slopes and Water Bodies

Remove Community Water Supply

David questions the water bodies and wetlands that are being shown, and some that are not showing.

Ball field, Transfer Station are missing from the map

Heron Pond is missing

Old/New Business; Public Comment – Old business, the man at the last meeting was told he had missed the deadline for unmerging his lots. That deadline has been extended for one more year.

Public Comment – They felt that there was not enough information put out on the Notice. They would like to have seen more info about what was being addressed, and would like to see more information to be able to look at everything online. We will address this issue at a future meeting. Waiver requests and subdivision regulations need more attention.

Discussion re: candidates for Planning Board.

Steve Gray, citizen, would like to express his gratitude for his Dom Bergen's service to the Planning Board.

Becca made a motion to adjourn at 10:14 pm. Pat seconded. APPROVED