

TAMWORTH PLANNING BOARD

Draft Minutes
August 23, 2017

The meeting was called to order at 7:02 pm by Sheldon Perry.

Present: Sheldon Perry, Andy Fisher, David Little, Eric Dube, Pat Farley, Steve Gray – Selectmen's Representative

Absent: Becca Boyden, Dan Poirier – Selectmen's Representative

Alternates Present: Dom Bergen

Alternates Absent:

Approval of Minutes: 7/26/17 meeting – A motion to approve was made by David. Eric seconded. Pat, Steve and Sheldon abstained. APPROVED

Officer and Committee Reports:

- Treasurer's Report – 77.51% remains. No large expenses.
- Secretary's Report – There are six new applications, five that we will hear tonight. We also received a plat for Map 216 Lot 59 which has already been recorded. David will check with Darlene about this. The preliminary review from Beam Construction/Greg's Way has been postponed until the next meeting.
- Rep to Economic Development Commission – There will be a meeting with Revision, potentially on the 19th of September, for a presentation on solar energy. There was no EDC meeting in August. The next event will be a Tech Forum in November, on marketing on Facebook and Instagram. The Street Fair was popular.
- Lakes Regional Planning Commission – There was no meeting in July or August. The last meeting was the Annual Meeting in June.
- Rep to Municipal Safety Building Committee – no report
- Capital Improvement Program Committee – meets next week
- Selectmen's Rep – Steve Gray – 42 applications were received for the position of Police Chief. Interviews are being conducted. LRPC is holding roundtables on solid waste management. There is a proposal for an electrical co-op.
- Rep to Conservation Commission – GMCC is going to the September meeting about groundwater protection. They feel that Irene's Way should remain a town road.

Dom is seated for Becca.

Public Hearings:

The rules of the public hearing were read.

Lynne & James Steele II

2 Lot Subdivision

Location of Proposal: Washington Hill Road

Map 401 Lot 33

David reviewed the application. It does not have a date stamp on it. The applicant noticing was not correct, the address of the applicant does not match the town records. Paul King, agent, would like to request conditional approval pending a letter waiving the owner's right to notification of the public hearing.

Eric made a motion to accept the application as complete conditional on receipt of a letter from the property owner waiving his right to certified mail notice of public hearing. Dom seconded. David would like to amend the motion to state both owners. Eric amended the motion to accept the application as complete conditional on receipt of a letter from both property owners waiving their right to certified mail notice of public hearing. Dom seconded the amended motion.

APPROVED 5-1 David No

The hearing was opened at 7:20 pm. The owners want to sell three acres with the house and retain the woodlands. The lots meet all requirements. State subdivision approval has been received – esa 2017073101.

Ross Hall – his well has a right of way to the north of the house lot, and he wants to be sure that it remains in the portion that the family is retaining. David asks if that easement can be shown as a condition. The well will be shown on the plan, and there will be a note about the easement book and page. Andy would like the subdivision number shown on the plan as a condition of approval. Mylar being provided is also a condition of approval.

WAIVERS – were read and discussed. Dom has issue with the waiver requests regarding the vicinity maps. Paul feels that the maps he provided were reasonable. Lengthy discussion ensued regarding the maps and the waivers for these maps, and whether the waivers should be withdrawn.

The hearing was closed at 7:54 pm.

WAIVERS

VI.F.3.d – Vicinity Map – countryside – David made a motion to grant the waiver.
Dom seconded. 0-6 Motion FAILED

VI.F.3.c – Vicinity Map in relation to the town – David made a motion to grant the waiver. Dom seconded. 1-5 Motion FAILED

VI.F.4 – Boundary Surveys – David made a motion to grant the waiver. Eric seconded. 6-0 APPROVED

VI.F.5.c – Culvert profiles – David made a motion to grant the waiver. Pat seconded. 6-0 APPROVED

VI.F.6.b-Existing ROW – David made a motion to grant the waiver. Pat seconded. 6-0 APPROVED

VI.F.13.a-e – Perc tests, etc. David made a motion to grant the waiver. Andy seconded. 6-0 APPROVED

VI.F.13.f&g- well radius and 4K area – David made a motion to grant the waiver, Dom seconded. 6-0 APPROVED

Dom made a motion to reopen the hearing to consider the approval of the application with the conditions and the removal of the first two waivers. Steve seconded. 4-2. David and Andy

The hearing was reopened at 8:08 pm

Paul King withdrew the first two waivers.

The hearing was closed at 8:09 pm

Dom made a motion to approve the application with the removal of the first two waivers, and the following conditions attached to the approval –

- Applicant will provide a letter from both owners waiving their right to certified notice of the public hearing
- The State subdivision approval number will be shown on the plan
- The Hall's well will be shown on the plan, and the easement book and page will be noted on the plan
- The mylar must be provided

Steve seconded the motion. APPROVED

Edward C Moscati

2 Lot Subdivision

Location of Proposal: Bearcamp Highway

Map 203 Lot 69

Application was received on July 31st. One address for the trust was incorrect.

David feels that this application is not complete based on the fact that the address was not the one listed in the town records. Andy motions to continue this discussion to September 27th, 2017 no earlier than 7:15 pm. Pat seconded.

APPROVED

Alice Bemis Thompson Trust

Boundary Line Adjustment

Location of Proposal: Mountain Road

Map 422 Lot 22 & Map 422 Lot 24

Application was received on July 31st. One address for the trust was incorrect. David makes a motion that this application is complete based on the condition that the address be modified in the town records. Steve seconded. APPROVED.

The hearing is opened at 8:43 pm. Loralie Gerard is the agent for the applicant. Both lots that are being modified will have road frontage. Both lots will meet frontage requirement.

Monumentation needs to be set. Conditional approval is being requested.

The hearing is closed at 8:49 pm

Waivers

Vi.F.11.a – topo –

VI.F.12.a. – soil data

VI.F.13.a-g – perc tests

David made a motion to approve the three waiver requests. Pat seconded. APPROVED.

Eric made a motion to conditionally approve the application pending monumentation and a mylar, as well as the address being corrected in the town records. Dom seconded. APPROVED

Other Reviews:

Gardner & Susan Norcross

Subdivision Conceptual Review

Location of Proposal: Chinook Trail

Map 410 Lot 3 & Map 410 Lot 4 & Map 410 Lot 48

There are two applications on this. Originally this was submitted by Loralie Gerard. Paul King became the agent. Loralie emailed this information to David. Paul submitted new information. Mr. Norcross verified this information. Paul spoke about parcels on Chinook Trail.

Florence Luscomb – history of prior ownership – women’s suffrage

These are 5 oddly configured lots. They would like to convey a lot to their son and a lot to their daughter. There is a pole barn and equipment also. They would like to take 4 lots and do boundary line adjustments.

This is a boundary line conceptual review. The number of lots is not changing. Frontage requirements will be met. Funky configurations are the reason he is here. Some of the lots may be less than 5 acres and Paul will be checking into whether the State will require anything for that.

Beam Construction Assoc., Inc. & Katharine T. Thompson

Subdivision Conceptual Review

Location of Proposal: Gregs Way

Map 201 Lot 11 & Map 201 Lot 14

This was withdrawn for this evening, postponed to next meeting

Map Review - Slopes and Land Use Constraints Map – not yet

Old/New Business; Public Comment –

Pat has spoken to Nicole Maher-Whiteside about being an alternate for the planning board. She has sent an email to Sheldon. She will be on the agenda next month.

Sheldon feels that there is some pending business that we should address at a work session on September 13, 2017.

Dom made a motion to adjourn at 9:43 pm. Eric seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk