

Town of Tamworth

Planning Board

*** PLANNING BOARD MINUTES ***

July 25, 2012

Meeting was called to order at 7:01 pm at the Town Office

Members Present: Dom Bergen Chairman, David Little, Steve Gray, Nicole Maher-Whiteside, Becca Boyden, Skip Nason, and Jim Hidden, Selectmen's Representative

Members Absent:

Alternates Present: Pat Farley

Alternates Absent: Dave Cluff, Peter Vanderlaan, Tom Peters

Minutes:

6/27/12 Meeting: Corrections noted. Motion to approve minutes as corrected was made by Steve, seconded by David. APPROVED

7/11/12 Work Session: Corrections noted. Motion to approve minutes as corrected was made by Steve. Becca seconded. APPROVED. Skip abstained.

Treasurer: Steve reports that all is in order.

Secretary: David reports that we have 2 lot merger applications, 2 cell tower applications that we have questions on, and will discuss under new business.

CIP: Steve reports that the CIP is almost done with information gathering. There is a meeting with the highway department and Selectmen tomorrow, Parks and Recreation on Friday. A draft report is forthcoming.

Ordinance Committee: No report

School Board: No report

Economic Development: Pat reports that the Business 101 was held last night. There were 4 parties interested in starting businesses in Tamworth.

Lakes Region Planning Commission: Pat reports that LRPC met last week. Things are going along well. Dennis Quinn received his Award of Excellence.

Selectmen: Nothing to report

Conservation Commission: Nothing to report

New Business: There are two applications for modifications to cell towers. Do they need site plan review for these? Becca made a motion to request that all cell tower modifications need to come to the Planning Board for site plan review. Skip seconded. APPROVED with Jim opposed.

Juniper Land Trust

Map 410 Lot 047 – Special Use Permit

This application includes 1 square foot of permanent wetlands impact, 13 sq ft. of temporary wetlands impact, 1050' of permanent buffer impact and 742' of temporary buffer impact. Becca made a motion to accept the application as complete and forward to the Conservation Commission. Skip seconded. APPROVED.

The hearing date was set for September 12th at 7 pm. This will be a work session to hold the public hearing for the Juniper Land Trust.

Jim Rhines is meeting with the Conservation Commission for a site walk on Tuesday the 31st at 4 pm. Nicole feels that it is important for all members of the Planning Board to attend a site walk for each application.

The August 22 meeting of the Planning Board will be held at 6:30 at the site of the Juniper Land Trust, then continue at 7:30 at the Tamworth Town Office.

Melody Bergman – BLA Discussion

Loralei Gerard – agent, presented this information. This BLA is needed for a structure that is over the property line of a neighbor. Regulations require a 20' setback, but they are considering requesting a 10' setback due to the fact that they will have to purchase the property from the neighbor. They realize that a waiver will be required. Approximately 1/10 of an acre has to be purchased. The consensus of the Board is that they would be inclined to grant the waiver.

Audrey and Nicholas Cushman – Lot Merger

Map 214 Lot 086 and Map 214 lot 087

Ski and Beach, Chipmunk Lane

Steve made a motion to grant the lot merger. Becca seconded. APPROVED

Jeffrey and Barbara Forsythe – Lot Merger

Map 213 Lot 13 and Map 213 lot 14

Ski and Beach, Chipmunk Lane

David made a motion to grant the lot merger. Steve seconded. APPROVED

Old Business: None

New Business: None

Recess at 7:44 pm, reconvened at 7:54 pm.

Pat is seated for Skip.

Daniel Rhodes, Chocorua Valley Lumber – SUP hearing is resumed.

Rick and Greg met and have revised the plans.

Rick Van de Poll – representative for the Planning Board, spoke. The plan has been modified in response to the July 11 meeting. He was at the site on July 16 to review the flood storage in Area 1 that needed to be increased. The south side of the current wetlands was the best choice. This design can handle overflow water. Rick feels that this is the solution he was looking for. The steep bank will be leveled out at the bottom. Islands and varying subsurface topography should increase the storage from 1/3 acre foot to ½ acre foot.

There will be 254000 sq ft of impact to the existing wetland area buffer.

E1c to E1a: 4760' of temporary impact has been corrected.

Rick feels that he can live with this revised plan.

David states that the earlier report questions the 4 to 1 slope. Rick explains that it is being brought back to provide a more shallow slope into the wetland area.

Greg Howard distributed correspondence and updates to the application. He feels that the appropriate changes for review and approval have been made. Work within the buffers is temporary impact. He asks that the Planning Board not send this back to the Conservation Commission for review. He feels that the Planning Board should be able to take action now.

Becca asks if changes were made to area 2. Rick explained that the watershed for Wetland 2 is being directed to Wetland 1 by the new plan. Area 2 has expansion planned for it already. Becca's concern is that the permanent impact is not being reduced. Rick states that the concern was based on sedimentation, which does not need to be a concern with this restoration. As a wetlands scientist, 1a was satisfied for Wetlands 2.

Ned Beecher has not seen the revised plans but does have a few questions.

Greg states that there will be a 14000 square foot increased on functioning wetlands on site.

Steve wants to know if the Conservation Commission wants to review the amended application before the vote. Ned states that this is up to the Planning Board.

Becca expected to see a smaller area of permanent impact.

Steve made a motion to approve the SUP as amended. Nicole seconded.

David states that the Supreme Court recommended that the 7 criteria be gone through step by step. Steve withdrew his motion. Nicole withdrew her second.

David wants a chance to read and review the information that was submitted tonight.

Ned supports the process the Planning Board has gone through. He applauds the scientists working together. His personal tendency would be to support the change in the application. If moving toward a vote, he reminds the Planning Board of the initial recommendations of restoration oversight and town notifications.

David feels that the Conservation Commission needs to be consulted regarding the waiver.

Brandon Giuda states that the Conservation Commission has already approved the plan. There is an increase of 13900 sq ft of storage.

Ned states that the #3 mentions needing the waiver. The ordinance requires review by the Conservation Commission.

Steve made a motion to refer the waiver request to the Conservation Commission. Nicole seconded. APPROVED with Jim opposed.

Ned states that the Conservation Commission has a site walk at Juniper scheduled on July 31st.

Steve made a motion to continue this hearing to August 1 at 7 pm. Nicole seconded. APPROVED with Jim opposed.

Becca made a motion to adjourn at 8:54 pm. Nicole seconded. APPROVED.

Respectfully submitted,

Melissa Donaldson
Planning Board Clerk