

# Town of Tamworth

## Planning Board

### \*\*\* PLANNING BOARD MINUTES \*\*\*

August 22, 2012

**Meeting was called to order at 6:33 pm at the site of the Juniper Trust Application on Washington Hill Road.**

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

**Members Absent:** Becca Boyden, Skip Nason

Dave Farley was also present.

**Alternates Present:** none

**Alternates Absent:** Dave Cluff, Peter Vanderlaan, Tom Peters, Pat Farley

A description of the proposed project was given by Mr Rhines, agent for the applicant. Work will entail replacing an existing culvert, and will include work within the wetlands buffer.

At 6:36 the meeting was continued to the Town Hall, to begin at 7:30 pm.

At 7:30 pm the meeting was resumed.

Pat Farley is now present, and is seated for Skip Nason.

#### **Minutes:**

7/25/12 Meeting: No corrections noted. Motion to approve minutes as written was made by David, seconded by Steve. APPROVED

7/27/12 Work Session: No corrections noted. Motion to approve minutes as written was made by David. Steve seconded. APPROVED. Steve abstained.

8/1/12 Work Session: Correction of date is noted. David made a motion to accept the minutes as corrected. Steve seconded. APPROVED

**Treasurer:** Steve reports that all is in order.

**Secretary:** David reports that we have new boundary line adjustment applications to consider tonight. The cell tower on Albee Road has been re-applied for, and David needs some assistance with the review of the new application. There has been correspondence with other cell tower folks.

**CIP:** Steve reports that David is working on the CIP

**Ordinance Committee:** No report

**School Board:** No report

**Economic Development:** No report.

**Lakes Region Planning Commission:** Pat reports that Pat reports that she received a copy of a certificate of appreciation for Tom Peters from the LRPC.

The CEDS subcommittee will meet next week.

**Selectmen:** There was a cease and desist order issued to the cell tower on Albee Road.

**Conservation Commission:** No report

Steve distributed a handout regarding the Municipal Law Series, and their upcoming seminars on land use. The procedures committee is planning to attend at least one of these lectures.

**Melody Bergman & 176 Powerline Road Realty Trust**

**Boundary Line Adjustment**

**Map 214 Lot 106, Map 215 Lot 65 and Map 214 lot 215**

**Eldridge Lane and Power Line Road**

The hearing was called into session at 7:46 pm. Dom reviewed the rules of conduct for the hearing.

David indicated that we previewed this proposal last month and made a motion that we accept the application as complete. Nicole seconded. APPROVED

Loralei Gerard – agent, presented this information. This BLA is needed for a structure that is over the property line of a neighbor. The 15 acre lot has a camp on it and does not need a septic. The second lot is already a lot of record. The resulting final acreage of the three lots are 14.98 acres, .034 acres, and .15 acres. Laurie Pennell has a question about the firelane.

David read a letter that was received from Mr. Merritt, indicating that he was supportive of the adjustment as long as the final plans were similar to the original sketch that he was provided. David states that the plans do match.

**WAIVERS:**

A waiver was requested for section 6.b.14.a-g, septic and perc tests. David made a motion to grant the waiver. Pat seconded. APPROVED

A waiver was requested for section 6.b.7.e, building setbacks. Nicole made a motion to grant the waiver. Pat seconded. APPROVED

Nicole made a motion to approve the boundary line adjustment, conditional to the setting of the monuments. Steve seconded. APPROVED.

Loralei will submit the mylars out of session.

**R. Todd and Elizabeth Cronan, Banfill**

**Map 204 Lot 2 and Map 203 lot 8**

**Mountain Road**

This hearing was called into session at 8:06 pm. David made a motion to accept the application as complete. Steve seconded, APPROVED

Dave Douglas from Thorne Survey presented the proposal. 22 acres of the Banfill property will be sold to the Cronans. The purpose of this sale is to allow the Cronans to control their view. David asks about the difference in the two sets of plans that were received, and is told that this was due to an error at the surveyor's office.

Brian and Sarah Kelly of Mountain Road commented that they had heard there would be an additional access. They were assured by Mr. Douglas that the Cronan's did originally consider this, but are not considering it now.

The hearing was closed at 8:14 pm.

**WAIVERS:**

6.b.14.a-c, perc tests and test pits. Nicole made a motion to grant the waiver. Pat seconded. APPROVED

David made a motion to approve the Boundary Line Adjustment. Pat seconded. APPROVED

New Business: Attorneys have contacted the Planning Board regarding the Homeyer BLA decision which included a restriction of further development. Our Attorney will speak to the Board after they have reviewed all the information.

The next meeting will be held on September 12, 2012.

Nicole made a motion to adjourn at 8:19 pm . David seconded. APPROVED

Respectfully submitted,

Melissa Donaldson  
Planning Board Clerk

