

TAMWORTH PLANNING BOARD
******draft WORK SESSION MINUTES ******
September 27, 2017

The meeting was called to order at 7:02 pm by Becca Boyden.

Present: Becca Boyden, Eric Dube, Andy Fisher, Pat Farley, David Little

Absent: Sheldon Perry, Dan Poirier-Selectmen's Representative

Alternates Present:

Alternates Absent: Dom Bergen

Approval of Minutes:

- 8/23/17 meeting –a motion to approve was made by Pat, seconded by Andy – David has a concern about incorrect addresses, and should they be included? Add at top of Page 2, on Steele (David will send info to Melissa), and on bottom of Page 3 (addresses to be included) – motioned to approve as amended – APPROVED Becca abstained
- 9/13/17 work session – a motion to approve was made by Eric, seconded by Andy - APPROVED

Planning Board Alternate Application – Nicole Maher-Whiteside is interested in being an alternate on the Planning Board and has sent a letter of interest to Sheldon Perry. Pat made a motion to appoint Nicole as an Alternate to the Planning Board. Eric seconded. David commended Nicole on her years and experience of service on the Board. APPROVED.

Nicole is seated for Sheldon.

Officer and Committee Reports:

- Treasurer's Report – Eric – 76.21% of the budget remaining. Memo from Darlene requesting that we submit budget request by October 20th. This can be done at the work session in October.
- Secretary's Report – Moscati abutters amended. A letter regarding this was received. A letter from the attorney was received. A letter was received regarding the Steele subdivision, and a letter from DES regarding Chocorua Valley Lumber. Richard Colcord – there is a hazard mitigation update grant – the town has to match – he needs bodies at the meetings, October 17 and November 14, both at 2 pm. at Central Fire Station. David asked about the note on the maps, he has nothing in digital form.
- Rep to Economic Development Commission – Pat – Tech Forum near the end of the year. Meeting on November 9th at 7 pm at Cook Library with 4 speakers. Four sessions will include Instagram, facebook, excel, website. Oktoberfest will be held in front of Chocorua Library.
- Lakes Regional Planning Commission – Pat – all the people from all 30 towns were informed about the tax abatement. Pat asked for sample warrant articles from smaller towns. Sheldon sent letter to LRPC about the map. Representatives from all departments attended the ReVision session last week.
- Rep to Municipal Safety Building Committee – Becca did not attend the last meeting
- Capital Improvement Program Committee – later on the agenda
- Selectmen's Rep - none
- Rep to Conservation Commission– Eric missed the last meeting. Groundwater protection/outreach to businesses who use chemicals – Economic development may be able to assist with this.

Edward C Moscati
2 Lot Subdivision
Location of Proposal: Bearcamp Highway
Map 203 Lot 69

This hearing is continued from last month's meeting. Additional abutters were noticed, Alice Bemis Thompson Trust and DES. David made a motion to accept the application as complete. Eric seconded. APPROVED. The hearing was opened at 7:26 pm.

Tom Howard is here for the hearing. Loralie Gerard is presenting the application. The rules for a public hearing were read.

Frontage criteria is met. No driveway permit from town road is being requested. Wetlands have been delineated. Test pits were dug. They both just meet the requirements for density. She is asking for conditional approval tonight. Board is requesting that lot density calculations be included on the recordable plan. Loralie agrees to this condition.

Gary Albee sent a letter regarding this application. The letter is supportive of this project.

Waiver Requests:
VI.f.9.c – highways
VI.f.9.D. – surveys

There are no new roads with this application.

The hearing is closed at 7:43pm

David made a motion to grant the 2 waivers. Eric seconded. APPROVED

Andy made a motion to conditionally approve the application subject to receipt of Shoreland permit, NH DOT driveway permit, NH DES State Subdivision approval, monument placement, and updated mylar including lot density calculations. Pat seconded, APPROVED

Loralie Gerard – ABT Trust – address correction is a dual address. You will only come up with the Houston address but the notes in the back room do have the Boston address. The mylar will be corrected to have both addresses. The mylar also has an error on the acreage. This will be re-addressed at the work session on October 11.

Beam Construction Assoc., Inc. & Katharine T. Thompson
Subdivision Conceptual Review
Location of Proposal: Greg's Way
Map 201 Lot 11 & Map 201 Lot 14

Lots 19&20 on Greg's Way. Bob Butcher and Katy Thompson. Approximately 1/4 acre on each side of the road. They are considering dividing each lot into three lots. Each lot would have a village house on them. 600-

1200 square foot houses. Village water and septic are available at each lot. They are not really thinking about shared parking. Fire access is a consideration. They feel that this fits into the intent of the Master Plan.

This will need to be addressed at the work session on October 11 – how can the subdivision regulations be amended to better match the Master Plan?

Capital Improvement Program Report – The Planning Board needs to approve this tonight. The structure is a little bit different than it has been in the past. David gave an overview of the report. Pat spoke about DES reduction giving a 25% reduction if the town replaces a diesel plow. Pat made a motion to adopt the final version of the 2018-2023 CIP report and forward to the Selectmen. Eric seconded. APPROVED.

Old/New Business; Public Comment Report –

Steele hearing – We conditionally accepted and approved the subdivision, requesting that they write a letter waiving their right to their notice. Someone has died, so this has to go to probate before this can be finished. The condition can never be met. A letter will be written to the agent stating that the conditions will never be met, we welcome a resubmission, and the maps and mylar from the previous application are available at the Town Office for you to pick up. Legally we cannot sign the mylar, clarification of the ownership needs to happen.

Alice Bemis Thompson Trust – this was conditionally accepted based on assurances that addresses would be changed at the Town level. There is now a note in Town records and both addresses are listed on the mylar. A letter from the firm in Houston waiving their right to notification would release the Planning Board from the conditions on the approval. Becca will email Loralie and Katy.

Adjournment – Eric made a motion to adjourn at 9:38. Andy seconded. APPROVED

Respectfully submitted,
Melissa Donaldson
Recording Secretary