

Town of Tamworth

Planning Board

*** draft PLANNING BOARD WORK SESSION MINUTES ***

July 13, 2011

Meeting was called to order at 7:00 pm at the Town Office

Members Present: Dom Bergen Chairman, David Little, Skip Nason, Steve Gray, Nicole Maher-Whiteside (7:03), John Roberts, Selectmens Representative, Becca Boyden

Members Absent:

Alternate Present: Pat Farley

Alternates Absent: Dave Cluff, Tom Peters, Peter Vanderlaan

Map 407 Lot 80 and 81 Homeyer Design Review

This hearing was opened at 7:01 pm

Paul King, agent, presented the conceptual plan. The owner would like to subdivide the property in order to be able to sell the house and barn with 2 acres of land. There is an agreement with the Chocorua Lake Foundation. There is currently more than 400' of frontage, but with subdivision, this is not possible. The seller is proposing a 50' access to the back property. In 2006 a similar proposal was brought before the Planning Board, and at that time the Board was inclined to agree to the subdivision. There are severe restrictions on the property due to a conservation easement, but the Foundation has approved 2 lots for the back section of the property. The easement is for residential/single family homes. State DOT will determine where the driveway will go. Though this hearing is non-binding, the Planning Board indicates that it is inclined to think that this proposal may be OK as presented.

The hearing was closed at 7:20 pm.

FORM REVIEWS:

Subdivision Application:

A discussion was held regarding whether the N/A boxes should be deleted. Add "check all applicable boxes" under plat requirements. If not applicable, please explain. Eliminate boxes where N/A is not applicable.

Take off N/A box on the first 10 lines.

" pertinent facts

“vicinity maps and showing

Page 4

Remove 1st nine lines

“ VI B.7.a-B.7.f

“ B.8.a

“B.11.a

“B.12.a

“B.13.a

“B.14.a-B.14.g

Road Design Plan Requirements – remove all NA boxes

Page 7 – fix spelling of “waiver” on last line

CONCEPTUAL CONSULTATION FORM

Check the endorsement line as a required item, move endorsement down one line

DESIGN REVIEW FORM

Make spacine and layout more consistent with the other forms. Add a period on page 3 line about permission to PB, add in “scheduled site walk”

Do this to the subdivision application form also

David will bring corrected versions to the next meeting.

NEW BUSINESS

David suggests changing the application deadline to the first of each month. This would require changing the subdivision application and the procedures. We will address this at the next meeting.

There is a cell tower application forthcoming, probably next month.

Nicole made a motion to adjourn at 8:12 om. Skip seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk