

Town of Tamworth

Planning Board

*** PLANNING BOARD MINUTES ***

September 28, 2011

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

Members Present: Dom Bergen Chairman, David Little, Skip Nason, Steve Gray, Becca Boyden, John Roberts, Selectmen's Representative

Members Absent: Nicole Maher-Whiteside

Alternate Present: Pat Farley, Tom Peters

Alternates Absent: Dave Cluff,, Peter Vanderlaan

Pat was seated for Nicole.

Minutes 8/24 - no corrections -Motion to approve by Skip, Steve seconded. APPROVED John abstained

TREASURERS REPORT - Steve reports that we are in good shape. We will discuss the budget later in the meeting. LRPC has sent an order form for the RSA books. David made a motion to order 13 books and a CD. Becca seconded. APPROVED

SECRETARYS REPORT - David reports that there are a lot merger application and correspondence in regards to the PWSF to deal with at that time. There is a memo from the Selectmen stating that the Townhouse has been brought up to ADA standards and is now available for meetings.

CIP - Steve deferred to later in this meeting

ORDINANCE REVIEW COMMITTEE - no meeting

SCHOOL BOARD -Pat - Try to read the SAU report from the consultants. There is a meeting this Thursday regarding the management plan.

ECONOMIC DEVELOPMENT COMMITTEE - Pat reports that the EDC is working hard on marketing the Tamworth Wireless. Fiber optic lines are in the works for faster speeds.

LAKES REGION PLANNING COMMISSION - Pat reports that she attended the Mt Washington Valley Economic Development meeting. Board members are visiting businesses to survey. She is trying to bring them to Tamworth to discuss grant opportunities.

SELECTMENS REPORT - John reports that there was damage to bridges during Hurricane Irene. DES issued an emergency permit to repair bridges at Gilman Valley and Stony Brook. Repairs have been done and monies were received for 75% of the cost of repairs.

CONSERVATION COMMISSION - no report

BUDGET: Steve reviewed the proposed budget. There is an estimate on Social Security and medicare withholding. The Master Plan Committee line has been slightly reduced for the coming year. This topic was postponed until later in the meeting.

MARION POSNER – SPECIAL USE PERMIT – Map 411 Lot 35.6 continued

This application was accepted as complete at last month's meeting.

The hearing was opened at 7:17 pm. An explanation of the application was given by Peter Cooperdock. The Wetlands Bureau has approved this application. The Conservation Commission has recommended approval. Skip has been to the site and seems fine with the proposal. David approves also. There will be 1200 square feet of buffer impact and 700 square feet of wetlands impact.

The hearing was closed at 7:22 pm. Steve made a motion to grant the Special Use Permit. Becca seconded. APPROVED

Becca made a motion to approve the waiver for the buffer area. Skip seconded. APPROVED

Pat recused herself.

MICHAEL AND JANICE CONNOLLY – PWSF – Map 401 Lot 49 continued

The hearing was opened at 7:23 pm.

Ed Pare presented new materials to the Board. AT&T switched from a diesel to a propane generator in light of concerns expressed by the Board at the previous meeting. A signature block was added to the plans as well.

The following items were presented to the Board by AT&T

- Form of tower removal bond
- A site plan acquisition specialist was executed
- Specifications for the proposed propane generator
- MSDS for hazardous materials – propane and backup batteries
- Specifications on the batteries
- Letter of clarification
- No adverse impacts on historical, endangered, etc.
- Existing AT&T sites in town and within 2 miles
- Photos, list of locations. No photos are available of a 160' tower.
- Updated coverage maps

Randy Howes, Site Acquisition Specialist, was available.

Deepak brought color coverage maps, and led the Board through an explanation of the maps.

AT&T is willing to do another balloon test for the ZBA

The property owner has required that this tower look more like a tree. The branches will come down to 20' above ground level. This will look fuller than many other towers.

Susan Peters site would not work for this project.

A lengthy discussion was held regarding heights and impacts on recreational areas.

Peg Huddleston questioned who the presenter was, and he introduced himself as Ed Pare.

Mike Carter from Washington Hill Road spoke about the balloon flight. He says that it did not happen as was presented in the letter. Pictures were taken while the balloon was flying horizontally. There was a strong wind that day.

Pat Farley, abutter – Question about how to match up the photos provided with the list of sites. The photos should be in order.

John Mersfelder – had a question about the timing of the next balloon test. * The second test has not been scheduled yet. They are offering to do another before or during the ZBA hearings.

Linda Ball – abutter - wants to know about the Planning Board process and voting on this application. Dom stated that the Planning Board will be voting on the application that is in front of them at this time.

Lianne Prentice stated that administrative appeals go through the ZBA

Linda Ball questions how tall the tower will actually be. * The pole will be 155', the top of the tree will be at 160'. Antennas will be located at 150'. The fall zone will be 160'

Pat Farley would like to know where the tower lies in regards to the ridge.

Linda Ball stated that Harriett Hofheinz could see the balloon during the balloon test.

The hearing was closed at 8:37 pm.

Waivers requested were voted on as follows:

- Vicinity map 1" to 400' scale – David recommends. Steve made the motion to approve. John seconded. APPROVED
- Graphic Scale no less than 1"=40' – a partial waiver is requested due to the size of the parcel. Skip made a motion to approve. John seconded. APPROVED
- Boundaries of flood plains, wetlands – David recommends. David made a motion to grant the waiver. John seconded. APPROVED
- Requirement for plans to have a benchmark – Steve made a motion to grant the waiver. Skip seconded. APPROVED
- Survey showing total acreage, setbacks, etc. Skip made a motion to approve. John seconded. APPROVED

- Location of water courses, etc. – Skip made a motion to approve. John seconded. APPROVED
- Locations of natural features, etc. – Steve made a motion to approve. John seconded, APPROVED
- Plan view, elevations....within a 5 mile radius – Becca made a motion to deny this request. David seconded. APPROVED – This waiver was DENIED
- Wells, drainage, etc. Steve made a motion to approve. John seconded. APPROVED
- Landscape plan – existing and proposed open space. Steve made a motion to approve. John seconded. APPROVED

A waiver was denied, therefore the application cannot be voted on.

Becca made a motion to continue this hearing to the October 26th meeting. David seconded. APPROVED

HACKETT LOT MERGER – Bunker Hill Road, Map 413 Lots 4.1/4.2

A notice of merger must be signed. Becca made a motion to approve the lot merger. Skip seconded APPROVED. The form was signed by Dom and Melissa.

CAPITAL IMPROVEMENT PROGRAM

Steve presented the background of the CIP. This report is an updated version of last year's report. Becca states that the document is very impressive. Skip states that the detail is exceptional.

David reviewed a couple of big items to point out – highway is approximately 50% of what we are spending. The impact of Capital Improvements expenditures is on a steady increase.

Included is a recommendation for the Planning Board – monies have been included for a buildout. If the report is approved by the Board, it indicates that they approve of doing a buildout.

John made a motion to approve the CIP report. Becca seconded. APPROVED

BUDGET continued...

A discussion was held regarding the amount of money needed in the legal line. It is decided to use the figure that was used in a year in which there was a trial. The legal line will be changed to \$25000.

A suggestion is made that when legal services are needed, we travel to the lawyer rather than having him come to us.

A discussion was held regarding whether there was enough funding listed for the CIP.

Becca made a motion to approve the proposed budget at \$36100. David seconded. APPROVED

David notes that the Boundary Line Adjustment form has never been revised, and that there is an omission of the recording fee on the subdivision form. He also noted that procedures need to be addressed. A work session is scheduled for October 12 to address the items above.

Skip made a motion to adjourn at 9:49 pm. David seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk