

# Town of Tamworth

## Planning Board

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

October 26, 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, Nicole Maher-Whiteside

**Members Absent:** John Roberts, Selectmen's Representative

**Alternate Present:** Pat Farley, Tom Peters

**Alternates Absent:** Dave Cluff,, Peter Vanderlaan.

Minutes 9/28- correction - spelling Hofheinz -Motion to approve as corrected by Steve, David seconded.  
APPROVED - Nicole abstained

Minutes Work Session 10/12 - Skip made a motion to approve as presented. David seconded.  
APPROVED. Dom, Nicole, and Becca abstained

TREASURERS REPORT - Steve reports that we are in good shape.

SECRETARYS REPORT - David reports that there was a request to be placed on the agenda but there was no application. The applicant has been notified and will submit an application at a later date.

CIP - Steve reports that David presented the CIP to the Selectmen and that it was well received.

ORDINANCE REVIEW COMMITTEE - no meeting

SCHOOL BOARD -Nicole - The school seems to be doing pretty well. The budget process is underway. There are some concerns and confusion.

ECONOMIC DEVELOPMENT COMMITTEE - Pat reports that the EDC continues to work at marketing for Tamworth Wireless.

LAKES REGION PLANNING COMMISSION - Pat reports that the Commissioners are meeting on November 21 and encourages everyone to attend. She also reported on the Mt Washington Valley Economic Development Committee - there will be a new building in the Tech Village that will house Ambix, a manufacturing company.

SELECTMENS REPORT - no report

CONSERVATION COMMISSION - no report

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

Nicole recused

The hearing was opened at 7:15 pm.

Ed Pare presented additional materials to the Board. 5 mile topo maps were distributed. Profile lines were added to the maps. Site lines were also presented.

The waiver is no longer necessary, as the materials have been supplied.

An additional balloon test will be performed. Becca would like photos from the western shore of Chocorua Lake.

Public testimony: none

Public questions: none

David read a letter that was received from Harriet Hofheinz regarding the Chocorua basin.

Ed Pare states that a removal bond has been presented.

Mike Hardick – Washington Hill Road – asked who would be leasing the tower.

Ed Pare stated that the tower could be used by cell phone providers, pager companies, town services, and data carriers.

An overlay of the basin was presented.

The hearing was closed at 7:37 pm.

David suggests that before the application is voted on as a whole, individual aspects should be voted on separately.

David made a motion that the application does comply with section 6.1 regarding height requirements. Steve seconded. 4 opposed, motion denied.

David made a motion that the application does comply with section 7.1.3 regarding camouflage of ground matter and facilities. Steve seconded. A landscape easement has not been provided. Ed states that the easement will be provided as a condition of approval. Discussion ensued.

4 opposed. Motion was denied.

David made a motion that the application does comply with section 7.6 scenic landscapes and vistas. Steve seconded the motion. David states that the tower is clearly visible from many vistas because of the height. 4 opposed. Motion denied.

Regarding section 7.1.3 – Steve made a motion that the applicant would meet the requirements of section 7.1.3 of the PWSF Ordinance if and only if the 50 foot vegetative area is protected by a landscape easement or is within the area of the applicant's lease is provided prior to the issuance of the required building permit. David seconded. APPROVED

David made a motion that the application meets the requirements of the PWSF Ordinance. Steve seconded. 4 opposed.

The meeting took a recess at 8:28

The meeting was resumed at 8:32 pm.

Tom Peters spoke regarding Boundary Line Adjustments. He talked to LRPC and received an article from the Local Government Center regarding Boundary Line Adjustments as being major or minor, and whether it meets requirements to be approved by a Planning Board. The legal impact of a Boundary Line Adjustment is effected in the transfer of deeds. A lengthy discussion ensued. It is decided that one application should exist, whether the change is minor or significant, with check boxes for non-applicable.

David made a motion to amend the minutes from the 9/28 meeting to show Tom Peters as "present". Steve seconded. APPROVED

The November meeting will be held on November 16. The deadline for new applications will not change, Melissa will check for applications on the afternoon of November 4.

Steve made a motion to adjourn at 9:15 pm. Skip seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk