

## TAMWORTH PLANNING BOARD

\*\*\*draft Work Session minutes\*\*\*

October 10, 2018

Call Meeting to Order – The meeting was called to order at 7 pm by Sheldon Perry.

Present are: Sheldon Perry, Andy Fisher, Eric Dube, Pat Farley, Kathi Padgett

Absent are: Becca Boyden. Aaron Ricker, Selectmen's Representative.

Alternates Present: none

Alternates Absent: Dom Bergen, Nicole Maher-Whiteside

Pat made a motion to move David Little's discussion to this point in the meeting. Kathi seconded. APPROVED

“Geo-referencing”/Tax Map update process

\* Discussion leading up to Select Board meeting – David sent an email to Sheldon, who forwarded it to the Board. There is a link to the product that was being proposed to the Selectmen. We need clarification as to whether we need to do geo-referencing. It is possible that it was said in the context that you don't need geo-referencing in order to use his program, not that we don't need it at all. The Granite Viewer is a link that already provides the exact same stuff. We should look at what would be made available prior to making it available to everyone. The Board feels that the Town should request multiple quotes from several companies. David will forward a memo regarding the discrepancies in the maps and the tax cards. Proper sequencing suggests that we need to correct the tax maps before we worry about the layering. Discussion was held regarding the highlights and possible downsides of any of these options that were presented.

Planning Board self-evaluation of the Board's implementation of the Master Plan – Board members have been reviewing the Planning Board portion of the Master Plan. One of the weaknesses is under the category of housing. We have accommodated cluster housing. We do have the ability to waive some of our lot sizing requirements to allow high concentrations of development. \*\*Affordable housing/low and moderate income housing, Work force housing is not mentioned.

The Planning Board should hold a hearing regarding the Town's acquisition of the Village septic system. Acquisition of the system could be beneficial for reasons that it could allow for smaller lots. Currently it is privately owned and small lots are still required to meet the requirements for a septic system, even if they will be hooking into the Town system. Education is needed to let the Townspeople know that there are no financial problems with the Town taking it over. The sales pitch for the village septic system was filmed at last week's Selectmen's meeting. The hearing needs to be held in mid-January as a work session (January 9<sup>th</sup>, 2019) with Ken Cargill, Norm Cloutier and the public. Pat made a motion to hold a public hearing on January 9<sup>th</sup> regarding the village sewer. Eric seconded. APPROVED

Natural resources – Eric has a question about ordinances that prohibit development on steep slopes. Isn't there a State regulation on that? Without zoning, we can not do that. We can limit the amount of the development, but we can not tell them that they can not build on that slope.

Agricultural activities – Planning Board should allow? This was in the Master Plan but that appeared under the assumption that there would be zoning.

The Master Plan is a series of things that people felt were a good idea at the time it was written. Pat would like to set a tentative target of June to be done with the meetings. Red line items that we can not do because it requires zoning. We will do that at the next meeting.

Set dates for Master Plan Review Sessions with various departments – on hold

Pat – went to LRPC this morning. The training will be held on Monday at 11 am in Wolfeboro. LRPC will be doing their testing during the week. The testing for the towns will have to be done on the weekends. After the training, the weekend will be assigned. We need drivers who will take the sample taker around. Pat will email once she has the details about what weekend this will happen.

Andy made a motion to adjourn at 8:47 pm, Eric seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk