

# Town of Tamworth

## Planning Board

\*\*\*DRAFT MINUTES \*\*\*

January 27, 2010

**Meeting called to order at 7:02 pm.**

**Members Present:** Dom Bergen Chairman, David Little, Nicole Maher-Whiteside, Tom Cleveland; Willie Farnum, Selectmen's Rep

**Members Absent:** David Sargent, Scott Aspinall

**Alternates Present:** Becca Boyden, Tom Peters, Steve Gray

**Alternates Absent:** David Cluff, Pat Farley

Steve was seated for Dave S. Becca was seated for Scott.

### Previous Meeting Minutes:

- 12/16/10 2 corrections noted. Willie moved to approve the minutes as corrected . Dave L. seconded. APPROVED.

### Reports:

- **Treasurer:** Nicole states that we are solvent. The proposed budget is \$25689.17
- **Secretary:** David Little: One new subdivision/boundary line adjustment application. Dave Sargent sent a letter of resignation. The Selectmen sent a letter regarding the Cleveland subdivision application. This was approved but signed copies were not received. The attorney has been contacted . His associate can make copies of the signed plan that is at the Registry of Deeds. 5 copies are needed, Willie will ask Mary Mills if she can do that while she is at the registry. There are training opportunities, information is in the box. There was a cell tower application/query from AT&T on the horizon. The Board should familiarize themselves with the cell tower ordinance. The Historic Preservation Society has said that there are no historic buildings in the area. Lakes Region Plannin and GMCC want to come in February to discuss aquifer protection ordinance for 6 towns.
- **Master Plan Implementation** – Tom Peters deferred this report to Nicole as the Land Use Regulation Committee.
- **REPORTS POSTPONED....**

### MAP 413 Lot 4 & 4.1 HACKETT SUBDIVISION/BOUNDARY LINE ADJUSTMENT

Dom recused. Nicole chaired.

Dave L. determines that the application for the boundary line adjustment may not be complete, as it is conditional on a waiver that has been applied for but not voted or approved yet.

Willie made a motion to accept the application for subdivision and 4 waivers as complete. Tom C. seconded. APPROVED

Nicole opened the public hearing at 7:17 pm. The Board is introduced. This hearing was properly noticed. Rules of conduct were read.

This proposed application would like to divide the existing 2 lots into 5 lots.

Loralie Gerard presented the proposal on behalf of John Hackett. Waivers requested include: boundary line adjustment fee waiver, minimum lot frontage waiver, 3 driveway cuts for 5 lots, shared driveways to protect wetlands. Test pits have been dug, soils are not well drained.. Lot 5 will be noted for no further subdivision. They are asking for conditional approval pending driveway permits, subdivision approval from the state, acceptance of waivers, and Mr. Hackett's chain of title, currently a court order.

Conditional approval ONLY is being requested. Bob Abraham requested clarification on the frontages.

Nelson O'Brien asked if stream is to be protected. Willie Farnum questioned the setback from the wetlands. An SUP waiver will need to be completed. Willie notes that wetlands will have to be crossed for septic on one off the lots. Isabel Stafford/Edie Honeywell (Honeywell Trust) abutter, requested more clarification.

Becca made a motion to continue the public hearing to the February 24 meeting. Dave L. seconded. APPROVED.

Steve asked that someone call the attorney regarding whether the Planning Board can approve a lot that will require future waivers to be a buildable lot.

## REPORTS CONTINUED:

- **Land Use Regulation Committee:** Nicole Maher-Whiteside – The committee was formed. It will meet on the 3<sup>rd</sup> Wednesday of each month, 7-9 pm at the Town Hall. Forum comments will be reviewed. Ordinances from towns around and similar demographics are being reviewed, and a brainstorming session will be held.
- **CIP:** deferred to later in the meeting.
- **Earth Excavation Regulation Subcommittee:** Dave S. is absent. No report was given.
- **Ordinance Committee:** Dom – did not meet, no report
- **School Board/ Economic Development:** Pat Farley is absent. No report.
- **Selectmen's Representative** – Willie Farnum reports that the Vol. Energy Committee is moving forward on energy reduction. 36 streetlights have been shut off. Budget process is getting hectic. Willie recommends that the Planning Board view a video, "Communities and Consequences". He will coordinate with the Mt. Washington Valley Housing Coalition to borrow the video.
- **Conservation Commission:** Dave L. reports that the Remick Natural area and Farm are not going to do the boundary line adjustment. The trails map needs to be revised. The Bearcamp Trackers have a hike scheduled for Feb. 20/21. The Gilman Forest challenge grant continues through 1/31.
- **Capital Improvements Program Committee:** Steve Gray distributed the CIP report, and said thank you to the original CIP committee, and David Little for all his hard work. Nicole made a motion to accept the CIP report. Becca seconded. APPROVED. Willie comments that the town has needed this for years. He strongly supports this and hopes that it continues. Tom C. comments that this is a fantastic report.

## OLD/NEW BUSINESS:

New RSA books were distributed. Willie made a motion to accept the resignation from Dave Sargent with regret. Nicole seconded. APPROVED An alternate will be seated until the elections in March.

- **Meeting Schedule –**

**February 2010** meeting will be held on Wednesday, February 24<sup>th</sup> at 7 pm. A work session may be held on February 10.

Nicole made a motion to adjourn at 8:31 pm. Williw seconded. APPROVED The meeting was adjourned.

Submitted by  
Melissa Donaldson  
Planning Board Clerk