

Town of Tamworth
Land Use Regulation Committee

draft MINUTES

February 17, 2010

Meeting called to order at 7:03 pm by Nicole Maher-Whiteside

Members Present: Nicole Maher-Whiteside, David Little, Lianne Prentice, Robert Abraham, Peg Huddleston, and Becca Boyden

Members Absent: Nat Scrimshaw

Motion to approve minutes from 1/13/10 made by Dave. Seconded by Peg. APPROVED.

Nicole reviewed the major points of the vision statement .

A straw poll was held regarding what the public is telling the committee members they would like to see for regulations in Tamworth.

Do we need:

Village districts? 3 yes, 2 no, 1 undecided

Rural? 6 yes

Residential? 3 yes, 2 no, 1 undecided

Industrial? 6 yes

Commercial? 2 yes, 4 no

A discussion was held to determine where to start the LURC process.

What are our concerns about this process? Dave L. summarized with the following 4 points from the land use forums

- Preserve town character
- Preserve natural resources
- Accommodate residential development
- Accommodate business development

Bob states that businesses are concerned about the taxes being higher because they are currently in an "unofficial commercial zone" that could become "commercial" and raise their taxes.

This group wants this to be an inclusive process that involves everyone in the Town.

Lianne will send a blurb to the Civic News. Notices will be posted and a calendar of meetings will be placed in the Conway Daily Sun by Melissa. Nicole will try to get a link to the yahoo group posted on the Tamworth Town website. Complete transparency is a goal of this committee. Nicole again reminds the committee that we, as a committee, are public servants. We must make our best efforts to communicate with individuals who are not in this room.

Dave L. recommends that we define the objectives/constraints of each of the 5 straw poll categories.

Village District:

- Objectives
 - Promoting a mixed use
 - Preserve "New England village" theme
 - Encourage business and residential development
 - Ability to walk to services
 - Community gathering space, social aspect
- Constraints
 - Displacing others for the sake of preserving village charm
 - Cost of infrastructure to allow density (shared resources)

Rural

- Objectives
 - Preservation of natural resources, agricultural resources, town character, habitat, recreation and forestry
- Constraints
 - Limit development to protect the objective items

Residential

- Objectives
 - Acknowledge that which already exists
 - Don't encourage growth in rural areas
 - Protect existing residential area

- Constraints
 - Don't encourage growth in rural areas
 - Accommodate level of growth without interfering with views, etc
 - Coming across to people that we just don't want people living there

Industrial

- Objectives
 - Encourage a type of development in town that would otherwise not take place
- Constraints
 - Environmental protection
 - Health and safety issues
 - Consider transportation/accessibility issues
 - All transport zones are over the aquifer

Commercial

- Objectives
 - Difference between cottage industries/small business and larger businesses
 - Encourage/protect business growth
 - Synergy of the area – focal point for like businesses
- Constraints
 - Parking/traffic
 - How to be simple in defining this
 - Environmental concerns – when does something become intrusive to aquifer, wells, etc
 - By creating districts in certain areas, to you make all outlying existing businesses “non-conforming”?

A discussion on overlay districts will be held at our next meeting.

The straw poll was revisited after the previous discussion.

Do we need:

Village districts: 3 yes, 2 no, 1 undecided

Rural: 5 yes, 1 no

Residential: 5 yes, 1 no

Industrial: 6 yes

Commercial: 3 yes, 1 no, 2 undecided

Homework for this committee is to explore what "industrial" means in other towns, and to see what they have come up with. Review a map and decide where you think districts/uses should be permitted. Pick uses and decide what zone you would place it in.

David will forward a list of "example uses" to Melissa, who will draft a worksheet for committee members to fill out before the next meeting.

A motion to adjourn was made by Lianne at 9:22 pm. David seconded. Meeting adjourned.

The next meeting will be held on March 17 at 7pm, at the Tamworth Town office.

Schedule: Regular monthly meetings will be held on the 3rd Wednesday of each month, through November 2010, at 7 pm, Tamworth Town Office.

Purpose: We are not working for what we want personally, we are working for what the community has expressed that they want. Remember that this committee represents a diverse community.

Framework: The question is: are we to draft one new ordinance that includes all existing town ordinances, or are we drafting a stand alone ordinance dealing with Land Use? Dave L. discussed the pros and cons of each type of document. Discussion ensued regarding the different options. Realizing that this is a "hot topic" and controversial. Peg asks what the Planning Board has charged this committee with for a task. The Planning Board asked that the committee form a land use ordinance. Legal counsel may be sought regarding what could happen if existing ordinances were bundled into this ordinance, and then was not passed. What could happen to the existing ordinances?

Dom Bergen asked if the LURC would like to come back to the Planning Board and ask for direction. Nicole responded in the negative.

How are we going to organize ourselves?

- Look at other ordinances and review
- Tamworth wants a custom ordinance, do not copy someone else's
- Freedom/Madison have similar populations

- Tamworth has a village center in addition to Route 16 corridor
- Ossipee has a more similar structure
- Review ordinances and gather Tamworth ordinances
- Ordinances from other towns will be collected by the following
 - Sam Hurley - Ossipee
 - Becca Boyden – Freedom, Effingham and Sandwich (beginning ordinances)
 - Lianne Prentice – Madison
 - Peg Huddleston – Bartlett, Whitefield, Danbury, Groveton, Canaan
 - Bob will contact other small towns
 - David L will check to see if he can find which towns have most recent zoning (within the last 10 years)

Electronic copies will be made available to anyone who would like to see the materials that are being used for reference.

Next meeting – will be a brainstorming session, to include review of the Master Plan, land use forum minutes, etc. David L recommends going back to the Vision Statement in the Master Plan, as it is all laid out there.

Binders will be made for all members of this committee, as well as one for public review at the Town Office. Binders will include: Forum minutes, Master Plan handout, Vision Statement from Master Plan, Map, and existing ordinances in Tamworth.

Peg would like to look at work force housing also.

Plan: Gathering ordinances, doing research, brainstorming, and indentifying mines and oasis for this project.

Advisory Help - Nicole recommends that after each meeting of this committee, each member speak to 4 individuals about what is going on with the committee. This begins the process of outreach.

Next meeting will be held on the 17th of February, 2010.

Lianne made a motion to adjourn at 8:29 pm. Peg seconded the motion. ADJOURNED.