

Town of Tamworth  
Land Use Regulation Committee

\*\*\* MINUTES \*\*\*

March 17, 2010

**Meeting called to order at 7:00 pm by Nicole Maher-Whiteside**

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

**Members Absent:** none

Dave L noted a correction to the minutes of 2/17/10 meeting. A motion to approve the minutes as corrected was made by Lianne . Seconded by Becca. APPROVED.

Lianne presented copies of definitions of the different types of zoning that she found on findlaw.com for committee review. Becca had researched industrial zones in surrounding towns and presented copies of her findings to the Board. (see attached)

Industrial zone needs transportation/access. A constraint for an industrial zone is that the aquifer needs to be protected. Available resources = Remick Museum/heritage breeds/slaughterhouse, elderly population/assisted living facilities, Lakeview Rehab. Tamworth has a sustainability group which is also a resource. Quality of life is a resource here.

Discussion ensued about the definition of industrial, and districts vs. performance standards. Performance standards judge by the levels of operation, and impact on community. The scale of the business would determine restrictions.

The audience commented about working with the Economic Development Committee in developing a plan for the future. The '95 Master Plan recommended performance standards, but the Planning Board disposed of that idea due to the cost and complexity of administration.

Zoning protects businesses in many respects. Nat feels that the economics of any land regulation need to be considered, and would like an overlap with the Economic Development Committee and the Conservation Commission.

Businesses will grow the tax base.

Bedroom communities have high taxes.

Audience comment: How has Tamworth done so well without zoning? Business has integrated itself to be hardly noticeable and not offensive to the community.

Nicole feels that Tamworth has a lot of grassroots generated land use restriction.

Paul King made a comment on the timing of the land use ordinance presentation. He states first that he is opposed to zoning. He feels that the timetable the LURC is considering is unrealistic. In order for the ordinance to be taken to the Planning Board in October, review and changed in November, corrections in December to review again with Planning Board, then hearings in January. Public comments will be received, LURC will need to make further changes, but January will be too late to make the necessary corrections. He feels that the Ordinance should post early and spread over time.

Below is the timeline he suggested:

Late May – wrapped up and delivered to Planning Board

June – Planning Board review

Late June – they recommend changes

July – review changes, make changes to ordinance

Late July – return to Planning Board, Planning Board votes to post, schedule public hearings for August, October and December, with 6 weeks in between each for reviews/corrections

January hearing to be scheduled only if needed (fallback situation)

He suggests that the committee meet weekly, not monthly.

One problem he notes with this plan: once zoning ordinance is posted, no variances or special exceptions can be made until it is voted on. Everyone must be in compliance.

Building permits – must be in total compliance with posted zoning ordinance. Must work with selectmen to be sure there is a part time code enforcement officer employed at the time zoning is posted.

Bob asks the committee if they should consider putting the ordinance off until 2012.

Nicole asks how everyone feels about this...the direction we are taking and timelines. The end of May is only 9 weeks away, how do we feel about that?

Becca – wonders if there is a way to set the deadline between the original plan and Paul's suggested timeline.

Bob- feels that we need longer, but will meet more frequently if we choose the closer deadline.

Lianne – prefers to work hard and get it done

Dave - echoes Lianne

Nat – feels that something like Paul's schedule makes sense, but that May might be too soon. Meeting more often would be better for getting this done.

Nicole is terrified of the May timeline, but is hearing that people want to move the process along more quickly. She hesitates to rush a process just to get it done if it means that concerns don't get the consideration they deserve.

Becca suggests that we look toward a schedule that seems like it will work and move along on that., to move forward with the task we were charged with. The advantage of meeting weekly or bi-weekly is that you are focused on the topic.

Bob suggests meeting on the first and third Wednesday of each month.

Dave suggests that the committee meet on March 31<sup>st</sup> as well.

Schedule of meetings:

March 31

April 7

April 21

May 5

May 19

June 1

All meetings will be held at the Tamworth Town Hall at 7 pm.

The next meeting will be divided into two portions: the first portion will be compiling the industrial use information from this meeting and putting something down on paper. The second portion will be to choose another "use" and have a roundtable discussion. "RURAL"

Nat will bring an example of floating/performance zoning

Lianne will research cost and enforcement of this type of zoning. Aquifer and corridor maps are on the town website.

Per the Master Plan, a cost analysis has to be done along with this project.

The next meeting will focus on a conversation around "industrial", performance zones, floating zones, and how have they been used for areas other than industrial.

Becca made a motion to adjourn at 9:29. Dave seconded. APPROVED.