

Town of Tamworth

Planning Board

***DRAFT MINUTES ***

March 24, 2010

Meeting called to order at 7:05 pm.

Members Present: Dom Bergen Chairman, David Little, Nicole Maher-Whiteside, Becca Boyden; Willie Farnum, Selectmen's Rep, Steve Gray, and Skip Nason.

Members Absent:

Alternates Present: Pat Farley, David Cluff

Alternates Absent: Tom Peters

The chairman opened the meeting by welcoming the new members of the Planning Board: Becca Boyden, Steve Gray and Skip Nason.

Dom entertained a motion by Becca that recommended the following positions: Chairman, Dominic Bergen; Vice-Chair, Nicole Maher-Whiteside; Secretary, David Little; and Treasurer, Steve Gray. David seconded Becca's motion. APPROVED.

MINUTES:

Minutes from 1/27/2010 – 1 correction noted. Willie made a motion to approve. Becca seconded. APPROVED.

Minutes from 3/2/2010 work session - Willie motioned to approve as written. Nicole seconded. APPROVED

Treasurers Report: Nicole reports that the Planning Board is solvent. She will pass the baton to Steve Gray, and thanks Steve for his new position.

Secretary's Report: David reports that there are 3 new applications tonight, as well as a continuance from January.

PSNH has sent a letter regarding their Right of Way Encroachment procedure and asked that we keep this in mind when reviewing plans and make sure that the owners are aware of this.

The Selectmen have sent a memo regarding the Earth excavation committee.

There are outstanding plans that need to be signed by Dom and Dave.

Land Use Regulation Committee: Nicole explains that there is a new timeline in place for the LURC to deliver an ordinance to the planning board. It has been moved up substantially and the committee will be meeting more frequently in order to meet that new timeline.

Dom states that the Planning Board will be encouraging other groups and committees to attend their meetings. Contact will be made with the Road Agent, Economic Development Committee, School Board, Selectmen, and others. We will be sending a letter inviting their participation.

Capital Improvements Committee: Steve reports that the CIP has not met since their plan was delivered to the Planning Board. A date for the next meeting has not been set as of yet.

Earth Excavation Committee: Steve reports that there is no report. He is hoping that this committee will be up and running soon, and suggests that an alternate be appointed to head the committee. David Cluff is asked if he would be interested in this position, and he states that he will accept.

Ordinance Review Committee: Dom reports that the ORC met on 2/1 and are working on getting all forms to appear consistent. All owners must sign a document with a standard statement giving owner permission for representation. The Raffle permit form has been accepted by the Selectmen. All town forms will look consistent once the reviews have been completed.

ROBERT AND MICHAEL DAVIS – MAP 210 LOT 5 – WHITTIER RD – 2 LOT SUBDIVISION

David has reviewed the application, and feels that it is not complete as there is no L-chip fee included. Paul King states that the L-Chip fee will be delivered with the mylar, once the application is approved. Willie made a motion to accept as complete minus the L-chip fee. Becca seconded. APPROVED

Dom called the public hearing to order at 7:21 pm and read the rules of conduct for the hearing.

Paul King presented the application. The lower land on the property is subject to regulations but nothing is being proposed in that area. Mr. David would like to build a new garage for work purposes but needs to subdivide the property for insurance reasons. Monuments have been set. State approval is in. No waivers are being requested. Paul is requesting a conditional approval pending on the mylar and L-chip fee. Soil data was presented this evening. Both lots had test pits done on them.

John Swiriduk of Mays Way: has a question about lots/location. He would like to know how large the building is going to be. He was told that the information is not available, and does not apply to this process.

Willie Farnum is looking for a driveway permit. Paul feels that a shared driveway is acceptable in this situation. Bob Abraham states that the Cleveland subdivision and his own subdivision were passed with no issue on shared driveways.

The public hearing was closed at 7:39 pm. Willie made a motion to approve the subdivision as presented. Nicole seconded. Willie amended his motion to include "conditional on receipt of L-chip fee and mylar". APPROVED.

HACKETT- MAP 413 LOTS 4 & 4.1, Bunker Hill Road – 3 lot SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

Dom recused. Nicole will chair this hearing. The hearing was called to order at 7:43 pm, and the rules of conduct were read.

David reported that at the January meeting, there was a question of ownership. Deeds have been received, listing Mr. Hackett as the owner of the property.

Loralie Gerard presented the application. The plans have been revised, reducing the application from 5 lot subdivision to a 3 lot subdivision. Waivers have been eliminated, with the exception of the Boundary Line adjustment fee waiver. All accesses are within wetlands setbacks. Driveways have been approved by Bruce Robinson. Monuments have been set. An approval of this subdivision is being requested this evening. PSNH has been consulted regarding their easement.

Hans Stafford asks where on the lots the buildings would be. He is told that they will likely be back off the road, but not past the wetlands.

Diana Lewis would like to know how many acres each lot is. She is told 8+, 12 and 13+ acres. Diana would also like to know about the wetlands. Loralie explained that a wetlands scientist had been used in this process and that the wetlands were not being infringed on.

Bob Abraham asks a question about distances through wetlands for the driveways. Loralie explained that there is sufficient room for driveways without infringing on the wetlands.

John Mersfelder asks if the wetlands were delineated. Loralie explained that she mapped and located the wetlands, but that a wetlands scientist flagged them.

Isabel Stafford would like to know if there is a problem with 2 lots sharing the driveway. She is told no.

Diana Lewis asks questions about driveways, locations, and building sites on the lots. Loralie again explained the shared driveway concept, and the wetlands and safety issues that were taken into consideration with this proposed plan.

At this point, Nicole intervened, asking that Ms. Lewis direct her statements to the Board, not Ms. Gerard. Nicole restated the concerns she was hearing about the wetlands and traffic issues.

Loralie would like it to be noted that one of the driveways currently existing on the property does go through a wetland, and that this proposal is an improvement to the property.

The public hearing was closed at 8:17 pm.

Becca made a motion to waive the Boundary Line Adjustment fee. Steve seconded. APPROVED.

Willie made a motion to approve the 3 lot subdivision as presented. Steve seconded. APPROVED. Skip abstained from the vote.

EDWARD ROBINSON/CASEY HEIMLICH – Map 410 Lot 5 – 2 LOT SUBDIVISION

David reports that there is no L-chip fee present with this application. Paul King states that he will deliver it with the mylar.

Becca made a motion to accept the application as complete, minus the L-chip fee, to be delivered at the time of recording. Nicole seconded. APPROVED.

Dom called the public hearing to order at 8:26 pm, and read the rules of conduct.

Paul King presented the application. Test pit data has been submitted. Lot 5.1 has existing house, well, and driveway. The utility pole and leachfield will be off the lot. An easement will be issued. Lot 5.2 will be 5.4 acres, with plenty of room for well, septic, etc. They will share the utility line with the other lot, as

well as sharing the driveway for approximately 165'. This will need an easement. Everything has been submitted, the monuments are set. State approval is in, and no waivers are requested. Paul is requesting a final approval on this subdivision tonight.

No public comments were given. John Mersfelder asked who the abutters were, and his question was answered.

At 8:32 pm the public hearing was closed.

Becca made a motion to approve the subdivision, conditional of receipt of the L-chip fee and the mylar. Nicole seconded. APPROVED.

AT&T Personal Wireless Facility Site Plan Review – William Celko Jr – Map 414 lot 10

Nicole recused from the discussion. Pat F sat for Nicole. Revisions/additions to the binder/application were submitted by the applicant. Willie F does not feel that the planning board has sufficient time to review the newly submitted data and should not do the site plan review until they have had time. Dave L. speaks of the process....planning board reviews, ZBA deals with special exceptions, and the Selectmen issue the permit. 10 waivers are requested, some of the information presented tonight may clarify questions on the application, by Dave feels that he can not make that judgment without having time to review the new information.

Willie made a motion to not accept the application as complete at this point, and to continue this discussion until the next meeting. Becca seconded.

Steve comments on the possibility of design review or similar. Willie is strongly against this.

The motion was APPROVED.

Will Dodge speaks – feels that they were led to believe they were able to have a discussion this evening and to make their presentation based on conversations prior to the meeting with David Little. He then asked if they would be able to speak under New Business, in regards to the balloon test. Dom states that they will be able to.

New Business:

Balloon test was held on March 17th. Will Dodge gave a presentation – description and summary of the balloon test. A visibility map is presented in the packet that was distributed this evening.

Dom, Steve and Dave saw the test. Dom did not find it offensive.

The balloon was flown at 65' feet due to land slopes and surrounding tree heights. A surveyor averaged the trees in the 50' radius and chose 65' as good clearance.

Willie was able to see the balloon from the UUFES church and from Great Hill Road.

Bob Abraham feels that perhaps the balloon was not offensive to townspeople, as none came to this meeting to comment. Dom states that it was noticed, but delayed due to weather. We will revisit this topic at the 4/28 meeting.

There will be a work session on April 14.

Old Business: none

Hank Letarte: presented the Planning Board with a letter he had written, asking that his gravel permit be reinstated so that he may get back to work. He received notification from the Selectmen that his permit had expired and he was to cease operation. He has submitted appropriate reports and paid his fees each year, it is simply that the permit has lapsed. (letter attached to hard copy of minutes)

Steve G assures the Board that Dave Cluff is the answer to the Earth Excavation Committee. Becca made a motion to issue and extension of the permit. No action.

Becca made a motion to appoint David Cluff as the chair of the Earth Excavation Committee, with the first order of business being to review Mr. Letarte's pit. Willie seconded. APPROVED.

Bob Abraham would like to know if the subcommittee can have a vote on this tonight, but there are not enough committee members present to do that.

Reports, Continued

School Board – Pat Farley - \$5.88 million dollar budget was approved.

Selectmens Report – Willie – nothing to report, other than Willie has been appointed to be the representative to the Planning Board. John R is doing the Conservation Committee and the Library. Bob will be on the Economic Development Committee, the Mt.. Washington Valley Economic Committee and the Sup. Of Schools

Conservation Commission – David L – Looking for members. The 40th Earth Day is coming up.. There is discussion with Scott Aspinall and Jim Alt regarding a bridge being built on Mill Brook, due to the beaver dam. Funding is complete for the Gilman Forest project.

Willie comments that the Energy commission has volunteer openings.

Rep. to Lakes Region Planning – Tom P is not here to comment

Becca would like to appoint alternates prior to appointing new committee members. An ad will be placed, seeking alternates.

Dave L. nominates Skip to be the Conservation Commission Rep. Steve seconded. APPROVED

Nicole nominates Pat F to be representative to the School Board. Steve seconded. APPROVED

Becca nominates Dom to be representative to the Ordinance Committee. Nicole seconded APPROVED

2nd rep to the Ordinance Committee – Skip will consider

Nicole nominates Steve as CIP Chair. David seconded. APPROVED

Tom C is still in term for Representative to the Lakes Region Planning Commission.

Willie nominates Nicole to be representative to the Energy Commission. Skip seconded. APPROVED

Willie made a motion to adjourn at 9:39 pm. Nicole seconded. APPROVED

Submitted by

Melissa Donaldson, Planning Board Clerk

