

Town of Tamworth  
Land Use Regulation Committee

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

March 31, 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

No correction to the minutes of 3/17/10 meeting. A motion to approve the minutes was made by Lianne Seconded by Peg. APPROVED.

Nicole begins the meeting by stating that our purpose tonight is to put something on paper regarding industrial performance standards.

Becca has found a way to consider industrial performance standards, by rating on air, water, land, sound, smell and vision.

Lianne would like to clarify what type we are looking at and do more research on that. Discussion ensued on how to proceed from here.

Nicole asks what we want the zoning to accomplish.

Becca would like to utilize this meeting familiarizing ourselves with performance based zoning.

Bob would like us to consider what the voters are going to accept. He feels that performance zoning may work for our unique town, possibly needing some district overlays as well.

Nat wants to define what we want, then do research in all types, then come back to drafting here.

The flip chart notes David Little compiled and distributed define all concerns mentioned at the forums.

David lists two reasons for zoning: Exclusion and Financial Gain. He put an article on the yahoo group. Sprawl costs money, and town services cost more because they are spread out.

Sprawl could be contained with cluster housing/developments. This strategy allows growth and economic development while protecting the land, etc.

35% of Tamworth is currently in conservation easements.

Nat would like to protect water, encourage wildlife movement, is in favor of cluster housing, trail systems and wildlife benefit.

Becca states that land use regulation is by nature restrictive by, not by incentive

Nat feels that the incentives are affordable housing to developers, and tax breaks, solar electric options.

Buildouts on conventional zoning seem to upset people.

Becca spoke to someone who felt that performance zoning is subjective to the current board decision. This does not seem to be the consensus of this committee.

Definitions have to be very clear in whatever is drafted.

GMCC is asking towns to adopt an aquifer protection plan. The April 14<sup>th</sup> Planning Board meeting will have speakers from GMCC. The meeting is being held at 7 pm. At 8 pm at the Cook Library, there will be a viewing of the movie "Communities and Consequences"

Nat feels that an inventory of all natural resources, including flood plain, aquifer, wetlands, agricultural areas, and steep slopes would be helpful. David will bring maps and overlays when needed.

Becca feels that the first step in performance standards is protecting intrinsic values of the land you are on.

Nicole would like everyone to think about what it is that we value most about Tamworth

Bob – land owner protection. Does not feel that the Town is out of control at this point. There are ordinances, State regulations, and the upcoming aquifer protection plan. It is important to protect landowner rights.

Becca – protecting the quality of life surrounding the land you live on. Assurance that your community will not change so drastically that you will not recognize it.

Peg – Landowners have the right to retain the value of their property. Land/home ownership is the largest investment that most people make in their lifetime.

Nat – Farm, forest, village. Nature trails. Ability to walk in open areas. The views of the mountains and patches of agriculture. The people that are here.

Lianne - Natural beauty. The people are the most important. Finding a way to bring the town together.

Nicole – the people. The things that people need to survive. Emotional well being.

Becca would like us to realize that we are unique without zoning.

Nat would like to have more forums once we have a draft or list of ideas.

Nicole assumes that research is happening. Do we need to come back and have a discussion on our findings?

David presented a list of possible performance standards to consider.

Nicole feels that performance standards allow diversity in the community.

Lianne suggested that all performance standard possibilities be grouped into 7 categories and each will be assigned to a member –

Cultural and Historic– Becca

Residential – Peg

Agricultural – Lianne

Conservation/Community – Nat

Commercial/Industrial/Business – Bob

General natural resources – Nicole

Water – David

Everyone will present their findings at the next meeting.

JohnMersfelder would like to know when a buildout will be presented. David responds that he does not feel there is room in the timeline for this.

Lianne would like to visit Whitefield to talk about their zoning. 2 or 3 can go, must be less than a quorum. Bob would like to go, and Nat will consider also.

Bob made a motion to adjourn at 9:26 pm. Peg seconded. APPROVED