

Town of Tamworth

Planning Board

*** DRAFT MINUTES ***

June 23, 2010

Meeting called to order at 7:05 pm.

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

Members Absent: Becca Boyden

Alternates Present: Pat Farley, Tom Peters, David Cluff (8:03 pm)

Alternates Absent: Peter Vanderlaan

Pat is seated for Becca.

MINUTES:

Minutes from 05/26/2010 – correction noted. Pat made a motion to approve as corrected. David seconded. APPROVED.

Minutes from 06/09/10 Joint ZBA meeting – no correction noted. David motioned to approve as presented. Skip seconded. APPROVED

Minutes from work session 6/17/10 – 1 correction noted. David motioned to approve as corrected. Pat seconded. APPROVED

Treasurers Report: Steve reports that we are in good financial shape. It does not appear that it will be necessary to purchase a chair.

Secretary's Report: David reports that there are applications for Thompson Trust – revised subdivision and boundary line adjustment, an SUP application, request from PSNH for hearing and excavation ordinance on the agenda for this evening. There is an agreement from Jeffrey Taylor for Whitman's consulting for the LURC, in the amount of \$1500 to be signed.

Capital Improvements Committee: Steve has scheduled a meeting for Tuesday, June 29, 2010, to begin the process of information gathering.

Earth Excavation Committee: skipped, moved to new/old business

Ordinance Review Committee: Dom reports that the ORC has been looking at the subdivision application and regulations. This is a work in progress.

School Board – Pat Farley reports that the school board held a non-meeting – which is a meeting with the lawyer that is not public. After the non-meeting, they held a non-public session, which lasted until 11:30 pm. They have hired a new principal.

Economic Development Committee: Pat Farley- The broadband initiative is being worked on. Dennis Quinn hopes to have the first phase completed by winter. The Posners are working on a DVD about driving through Tamworth.

Lakes Region Planning – Tom P. reports that the LRPC Annual Meeting is Monday, 6/28 at 5:30 at the Chase House. Cost is 30 per person. The LRPC sent a letter asking the selectmen for interest in a scenic byway through the Lakes Region. A letter was also sent to the Selectmen requesting \$2500 for the hazardous waste collection removal in Ossipee.

Reports are postponed until after the hearing(s)

Melissa Myers – Special Use Permit – Map 406/18

David states that the application appears to be complete. This project will enhance the brook trout habitat in Sanborn Brook. Steve made a motion to accept as complete and refer to the Conservation Commission. Skip seconded. APPROVED.

This matter will now be referred to the Conservation Commission, a hearing will be held in 30 days.

McGarity – Subdivison Application – Map 410/38

This application was received in March of 2009, and continued to tonight's meeting. The hearing was called to order at 7:22 pm. Dom Bergen read the procedures for the hearing. Paul King, agent, presented the plans to the Board. The original lot is 102 acres, containing a house, barn, and a newer home. The McGaritys want to divide the newer house and 3.6 acres from that lot. The frontage and lot size are OK, this will need an easement for utilities and driveway. All bounds are set, State DES approval has been received. An approval conditional on receipt of the mylar is being requested.

Steve asked about driveway permits and aprons. This does not apply to this situation, as the driveway is pre-existing.

Positive feedback was given on the choice of font on the plan.

There were no public questions or comments received. This hearing was closed at 7:26 pm. Steve motioned to approve this subdivision as presented, pending receipt of the mylar. John seconded. APPROVED

FG & BH MacDonald – Boundary Line Adjustment – Map 215/7

David notes that only two copies of the plan were received with the application. He requests that 5 copies be delivered with the applications in the future. Paul King delivered the additional copies of the plan at this meeting tonight.

A motion was made to accept the application as complete, with the stipulation that 5 copies of the final plan be delivered with the application in future projects. John seconded. APPROVED

The hearing was opened at 7:32 pm. Paul King, agent, presented the plans. This property is at the end of the road on Sunnyside Avenue. There will be 4 lots, reducing to 3 lots, with one of the lots being absorbed

into the remaining 3 lots. All bounds are set. They are seeking approval pending the delivery of the mylar. There are no further questions from the board.

Public question – Bob Abraham would like to be shown where the access will be. Paul showed driveways and right of ways.

The hearing was closed at 7:38 pm.

Steve made a motion to approve the boundary line adjustment as presented. Pat seconded. APPROVED

Alice Bemis Thompson Trust- Subdivision and Boundary Line Adjustment Application

Map 422/22&23

This was discussed in April, but was not accepted as complete pending notification of an additional abutter. Peter Thompson had not been notified. The Planning Board did not receive the information that Thorne Survey said they had faxed, including contact information for another abutter. This hearing will have to be continued, in order for the two abutters to be notified. The hearing will be continued to July 14th, 2010, no earlier than 7 pm.

REPORTS CONTINUED:

Land Use Regulation Committee: Nicole reports that the LURC is hammering out performance standards. On June 30, at 7 pm, the LURC will be meeting at the Town Office. The public is invited and encouraged to attend. John will bring this to the road agent's attention and encourage his participation in this process.

Selectmen's Report – John Roberts reports that there was a meeting last night regarding the Chocorua Village project Phase II. Construction will begin one year from now.

Conservation Commission – Skip reports that the Conservation Commission met last Monday regarding the broadband initiative. The plan is for three antennas (transmitters?) They are looking at Great Hill Road, Page Hill, and Bunker Hill. The Conservation Commission supports the suggestion for Great Hill tower as a place for one of the transmitters. The State would like underground power. Solar backup is planned. John R would like to know if that land is in current use. Board consensus is to leave this alone, as our ordinance does not clearly cover this application. Dom will check with Attorney Sager. There will be trail maintenance this Saturday. If interested, meet at the Town House at 8 am.

PSNH Brush Clearing – Public Hearing

This hearing was called to order at 8:07 pm.

David Crane, representative for PSNH, gave the presentation of work planned in Tamworth.

Tamworth has 67% more outages than the average PSNH customer. There is a 48% reduction after trimming. Asplundh has been contracted to do the work. Every landowner is contacted prior to the cutting being done. The hope is to start this work in July. Steve Gray comments that he had a very pleasant experience with the contractors the last time they were in the area. By statute, the wood cut is the property of the land owner, unless the customer requests that it be removed. Stump removal is not provided.

No public testimony given.

Public Questions: Tom Daley of Chinook Trail – would like to know if extensions will be done. He is told that the high voltage and primary lines will be done.

Hank LeTarte asks how to get the wood chips. PSNH will be looking for places to dispose of the chips.

Mr. Straw from Depot Road would like to know what happens in the event of a rental property. He is assured that the owner would be contacted if the renter states that they are not the owners of the property.

The public hearing was closed at 8:24 pm.

David moved to approve this site work. John seconded. APPROVED

Excavation Permit – Henry and Heather LeTarte- Map 413/17.1

David reports that Mr. LeTarte has been informed that he must meet requirements of RSA 155:E. There is an application and plan, but no procedure on record regarding abutters. Nicole reads a segment regarding disapproving abutters within 50' . Abutters have not been noticed for this meeting. A map from 1993 was presented. John would like to see an updated map. No planning board member has visited this site recently. Mr. LeTarte thought he needed to meet the requirements listed in 155:E-3, not 155:E. Bob Abraham comments that he had looked at this file recently, and that Mr. LeTarte's permitted area would be 17 acres, with 1 acre taken out of current use. David Cluff reminds the board that you can not look at plans at a preliminary review. Dom stopped the discussion at that point. The applicant must read RSA 155:E and bring materials supporting that to the next meeting. David comments that abutters should be noticed and a hearing should be scheduled for the July 28 meeting, no earlier than 7:15 pm. David comments that this should be discussed under new business as an "arbitrary person"

Old Business: The cell tower was approved. Dom had concerns about the fire suppression. He took the plans to the Fire Chief, who has written a letter of concerns to be forwarded to the cell tower applicants. The Board approved this.

New Business: Jim Rhines, from White Mountain Survey, presented a pre-application overview for a boundary line adjustment on Cleveland Hill Road. This is regarding a 65 acre lot that would like to give 3-4 acres to one adjoining lot, and approximately 1/10 acre to another. The old survey is done, but does not meet the regulations. Is it the feeling of the Board that a waiver might be granted for the survey on the large lot, as well as for test pits, soils and topography on the smaller lots, as there are already existing buildings on the small lots. The Board feels that these should be reasonable requests for waivers.

Pat Farley commented on a letter that was sent to the Selectmen by LRPC regarding Scenic Byways. There is federal money available. This requires a committee, there will be 2-3 meetings per year. The members must be appointed by the municipality. The first meeting is August 4 at 9 am. It is decided that this is a function of the Selectmen. Pat is hoping that Skip will be interested.

There was a work session on 6/17/10 regarding the earth excavation ordinance. The town can waive the town ordinance but can not waive the requirements of RSA 155:E. It is decided to present an Earth Excavation Regulation to the town at a public hearing on July 28th. Unreasonable pieces of the Town Ordinance can be waived. The Town will be asked to appeal the ordinance at the next Town meeting.

A motion to adjourn was made by Steve at 9:27pm. Pat seconded. APPROVED

Submitted by

Melissa Donaldson, Planning Board Clerk