

TAMWORTH PLANNING BOARD
****** WORK SESSION MINUTES ******
November 8, 2017

The meeting was called to order at 7:02 pm by Sheldon Perry.

Present: Sheldon Perry, Eric Dube, Andy Fisher, Pat Farley, Becca Boyden, David Little

Absent: Dan Poirier

Alternates Present:

Alternates Absent: Dom Bergen, Nicole Maher-Whiteside

Substitute in the event that Melissa is not available for a meeting – consider contacting Steve Gray and Chris Conrod. Melissa will contact Sheldon, who will make contacts for coverage.

Subdivision Regulations and Applications – David distributed excerpts from previous minutes and notes that what is not included here is the village/cluster district and how it would work with the Master Plan. (* Address later – notification requirement for DES –shorelines RSA #...) If David locates the reference he will bring it to the next meeting. A set of revised applications will need to be produced if changes are made to the checkboxes. The regulations need to be updated prior to or in coordination with the updating of the checklists.

Page 7 – Specification of lot size – this discussion is about lots that will have off site water and septic.

*Emergency access

*Proximity of structures to one another

*Village aesthetics

*Height

* Water and Septic capacities approved

How do we define lot size if there is off site septic and water? Existing regulation says 20000 square feet is required for off site water and septic. Moving forward, anything less than that would need to be done as a cluster?

Encourage development in the village by condominium style housing on half acre lots with green space requirements?

Half an acre minimum lot size if there is off site water and septic, green space requirement. Cluster development with access to off site water and septic. Maintain (x)% green space requirement.

Two types of Cluster Development

- Over 5 acres
- Under 5 acres with off site water and septic – requiring green space mitigation, look at lot sizes etc.

Pat would like to know how many will be at the Tech Forum tomorrow evening at 6 pm at the Town House. Dave Jeffers and members from the LRPC will be there.

Action points from this evening – Need something after IV.D.1.h – cluster developments less than 5 acres. What would qualify? What are minimums?

Subsection of h – 5 – clusters less than 5 acres?

Or - New section to be added?

IV.D.1.i – approved off site water and septic, off site green space mitigation requirement, street frontage

Next meeting is November 29th at 7 pm.

Becca made a motion to adjourn at 9:12 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary