

Town of Tamworth

Planning Board

*** Work Session and continued TIZO work session MINUTES ***

December 8, 2010

Meeting called to order at 7:02 pm at the Town Office

Members Present: Dom Bergen Chairman, David Little, Skip Nason, Bob Abraham, Selectmen's Rep , Becca Boyden, Nicole Maher-Whiteside, Steve Gray

Members Absent:

Alternates Present: Pat Farley, Tom Peters

Alternates Absent: David Cluff, Peter Vanderlaan

Nicole recused herself from the SUP hearing. Pat F was seated for Nicole.

CONTINUATION OF CELKO ATT SUP HEARING

Audra Klum reported that flagging of the wetlands has been completed. The first crossing has been removed. The others cross at the narrowest parts of the wetlands. New impacts on the wetlands are: (approximately)

1st crossing – 75 sq feet

2nd crossing – 100 sq ft

3rd crossing – 200 sq ft

A copy of the plans submitted to the State was submitted to the Planning Board tonight. Changes were reviewed. The surveyor added a note that any work to be done will be done in no flow conditions. David commends the applicant on the work that was done to minimize the wetlands impacts.

There were no public comments or questions.

The hearing was closed at 7:12 pm. Pat made a motion to grant the SUP waiver. Steve seconded.
APPROVED

Nicole was seated and Pat left the table.

A brief discussion was held regarding a warrant article to abolish the planning board. At the meeting on December 15, the planning board will schedule a public hearing on this matter.

The TIZO work session was continued at 7:17 pm.

Copies of the updated ordinance which included the corrections made at the earlier work session were distributed.

Section 1.3 Applicability – needs more work, come back to this

Section 1.5 – Nicole would like to change “all applicants” to “all land owners or their agents”. David would like it to read “landowners”. Bob and Tom suggest leaving it as “applicant” and to define “applicant” as landowner or their agent. It is decided to leave this section as is, with a definition of applicant to be added.

Article 2 – leave as is

Article 3 – Performance Standards – will be left as is.

3.8 Dust, fumes.... Becca made a motion to add “fires” between “permitted” and “or” David seconded, APPROVED

Becca made a motion to remove “refuse matter”. Bob seconded, APPROVED

3.11 – previous correction to include “i.e 18 wheeler” is missing from this draft

Article 4 – no additional changes

Article 5 – Board of Adjustment

Atty. Sager's comments have been addressed. David will review the comments line by line to be sure that all changes have been incorporated into this document.

Nicole is not pleased with Atty. Sager, for suggesting that he would like to see the document slimmed down, but then not changing the document when he is asked to shorten as he suggested.

Article 6 – to be left as written

Article 7 – left as written

DEFINITIONS

Applicant – a landowner proposing development which falls under section 1.3 applicability of this ordinance. Becca made a motion to approve this definition. Skip seconded. APPROVED, Bob obtained

Disability Glare – will not be included

Becca made a motion to include the definition of trip. Skip seconded. APPROVED

Structure – will come back to this

Subdivision – Becca made a motion to use the definition of subdivision as found in the Subdivision Regulations in the definitions section of this ordinance. David seconded. APPROVED

Fumes Becca made a motion to include a definition for fumes – to read “smoke, vapor or gas especially when irritating or harmful. David seconded. APPROVED

APPLICABILITY SECTION 1.3

David referred to the building notification threshold of \$5000 and suggests that this be used for this document as well.

A suggestion was made that any construction beyond the current footprint, over \$5000 require zoning approval.

Becca made a motion to strike “erection, establishment, movement, repair, alteration and occupancy; and to add in “and any change in the uses and occupancy” to the first sentence of this section. David seconded. APPROVED

Tom P would like to leave erection in.

Becca made a motion to change the sentence to read “ In accordance with these purposes, any change in the use, construction, enlargement, location and any change in the uses” ...of all land in the Town of Tamworth are hereby regulated and restricted by this chapter. David seconded. Motion withdrawn, second withdrawn.

David made a motion to replace the first sentence with “In accordance with these purposes, the construction, size and location of buildings and structures, and any change in the uses of any land in the Town of Tamworth are hereby regulated and restricted by this chapter.” Becca seconded. APPROVED

Building/Structure definitions – David made a motion to define structure as “anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground” Becca seconded. Tom feels that this definition should be embellished with a size in order to eliminate fences, structures, etc. David made a motion to include a size. Becca seconded. This motion was withdrawn, the second was withdrawn. It is decided that there will be no definition of structure in this document.

Becca made a motion to post the Tamworth Zoning Ordinance as amended this evening. Steve seconded, APPROVED

Paul King has some other business, in regards to the minutes from the 11/16 hearing, which have not been reviewed by the Planning Board yet.

Page 2 – section 3.5 – he said that people don’t have the ability to measure “slopes” not soils.

Page 4 – article 5 –impervious surfaces – and also under stormwater management, he stated that the materials appeared to be plagiarized from the “wrong application”

Bob made a motion to adjourn at 9:05 pm. David seconded. APPROVED

Thank you to David for all his work on the TIZO edits.

Respectfully submitted,

Melissa Donaldson

Planning Board clerk