

Town of Tamworth

Planning Board

*** DRAFT WORK SESSION MINUTES ***

July 14, 2010

Meeting called to order at 7:05 pm.

Members Present: Dom Bergen Chairman, David Little, Nicole Maher-Whiteside; Steve Gray, and Skip Nason, Becca Boyden

Members Absent: John Roberts, Selectmen's Rep.

Alternates Present: Pat Farley, Peter Vanderlaan

Alternates Absent: Tom Peters, David Cluff

Alice Bemis Thompson Trust- Subdivision and Boundary Line Adjustment Application

Map 422 Lot 23&24

David reviewed the application. All abutter have been noticed. Becca made a motion to approve the application as complete. Steve seconded. APPROVED

Dom opened the hearing at 7:07 pm. Wes Smith of Thorne Survey gave a presentation. A letter that was received from William Murphy was read. Skip asks whether the apartment in the barn will be seasonal or year round. It is explained that it will be remodeled to include the ability to use it year round.

There is no public testimony.

Public comment:

Peter Vanderlaan is unclear about the issues of the septic system load that may come up with further development.

Hunt Stehli feels that the septic concerns have been addressed. He would like to know the level of the restriction that may be placed on the property.

Dom feels that the board concern is with the frontage of the lots. A suggestion was made that no multiple unit dwellings be allowed, and that the right of way would have to be improved for any future development.

Hunt requests that the waiver be granted with permission to improve the barn, and that future development would require board review.

Becca made a motion to grant waivers for requirements of the drawing details needing to be shown on the plans. Steve seconded. APPROVED

Becca made a motion to grant a waiver on the 200' per lot frontage requirement for this subdivision provided that with the exception of upgrading/conversion of the existing barn, future development on the property will require board review. Steve seconded.

Becca amended the motion to read that no further development on the property other than the upgrading/renovation/maintenance existing structures and existing uses. Steve seconded the amendment.

Becca withdrew this motion. Steve seconded the withdrawal.

A suggestion is made that the property be limited to the existing single family home and conversion of the barn.

Becca made a motion to grant the waiver on the 200' frontage requirement on lot 422-24.1 with a limitation of the existing single family home and conversion of the barn to a second single family residence, no further development will be allowed. Nicole seconded. WAIVER GRANTED

Becca made a motion to approve the boundary line adjustment as shown on the plan. Steve seconded. APPROVED

Becca made a motion to approve the 2 lot subdivision. Steve seconded. APPROVED

The public hearing was closed at 8:02 pm

Pat Farley spoke regarding the Lakes Region Planning Commission. On September 22 there will be a groundwater withdrawal meeting. This is the same day as a scheduled planning board meeting. Pat feels that the Planning Board should send representatives to this meeting. Review SB 369.

Steve spoke regarding the CIP. Worksheets will be distributed soon asking for anticipated capital expenditures for each department. The Planning Board has no capital funds plan forthcoming and will not be asking for any money.

A motion to adjourn was made by Nicole at 8:10pm. Skip seconded. APPROVED

Submitted by

Melissa Donaldson, Planning Board Clerk