

# Town of Tamworth

## Planning Board

\*\*\* DRAFT MINUTES \*\*\*

May 27, 2009

**Meeting called to order at 7:00 pm.**

**Members Present:** Dom Bergen Chairman, Nicole Maher-Whiteside, Dave Sargent, Tom Cleveland, Scott Aspinall (7:02 pm), David Little, & Willie Farnum- Selectmen's Representative.

**Members Absent:** none

**Alternates Present:** Becca Boyden, Steve Gray, Pat Farley (7:02 pm), Tom Peters

**Alternates Absent:** none

**Old Business :** Alternates to the Planning Board.

Dave Cluff was in attendance to discuss whether or not he is interested in rejoining the planning board as an alternate. Dave stated that he is interested in the position and feels that he would like to be considered to rejoin the Planning Board in the capacity of an alternate. A ballot vote of the sitting members was taken. Nicole Maher-Whiteside abstained. The results were : David Cluff (5) five votes – Bob Abraham (1) one vote.

**Previous Meeting Minutes:**

- April 22, 2009 – Accepted with corrections notes. Dave L. motioned to accept with corrections.. Tom C. seconded. Nicole and Willie abstained. APPROVED.
- May 13, 2009 Work Session – Accepted with corrections noted. Dave L. made a motion to accept the minutes as corrected. Willie seconded the motion. Tom C. abstained from the vote. APPROVED.

**Reports:**

- **Treasurer:** Presented by Nicole. \$2970.07 spent so far, \$31924.93 remaining balance. Currently there is an attorney bill outstanding, in the vicinity of \$5000. Tom P. requests a copy of the treasurer's report.
- **Secretary:** David Little : There are: one new application for subdivision, an application for design review, 1 Special Use Permit application, and two subdivision applications currently pending. The design review has been scheduled for June 10. One June 22 the Lakes Region Planning Commission will be holding a meeting. The speaker will be Cameron Wake.
- **Master Plan :** Tom P. stated that Becca is currently making copies of the handout to present to people and organizations to invite them to attend informal discussions.

**COMMITTEE REPORTS POSTPONED here.**

### **7:19 pm – Delude Subdivision and Waivers, Map 403 lot 12**

David Little made a motion to accept the application as complete. Tom C. seconded. APPROVED.

The hearing was opened at 7:19 pm. Loralie Gerard presented on behalf of the property owners. Waivers are requested for the remaining acreage not to be surveyed, as they are not being developed at this time. The 2 acres being subdivided are left out the current use, and they include a 1.9 acres, then .1 acres around the existing barn. Dom would like to see specific wording on the plan regarding the 30' easement to access the barn. Loralie states that it can be noted on the plan and the deed, stating that the easement can not be changed to a 50' right of way in the future. Discussion ensued around this issue. Dave L. questioned the lack of a 20' setback on the 1/10 acre for the existing barn. Loralie will request a waiver for this. The other waiver will be for setbacks, due to poorly drained soils. Nicole suggests addressing the waiver for the 44 acre lot survey requirements prior to discussing any other aspects of the application. Discussion ensues. Nicole makes a motion to grant the waiver of the survey requirements for the 44 acre lot. (survey, test pit, etc.) Dave S. seconded the motion. APPROVED.

Loralie submitted a waiver request for the 20' setback for the pre-existing barn structure. Dave S. made a motion to approve. Tom C. seconded the request. APPROVED.

The public hearing was closed at 8:02 pm.

Loralie stated that this would be a conditional approval on the subdivision, pending state approval and setting the corners of the lot, and an out of session plat signing.

Willie F. made a motion to conditionally approve the plan based on State subdivision approval, pins being set, a correction made to the town name listed on the plan, and to sign the plat out of session.

David L. seconded, APPROVED.

Scott A. left at 8:07 pm. Becca sat in for him.

### **8:07 pm – McGarity Subdivision:**

Paul King spoke on behalf of the property owners. They would like to request another 2 month continuation. This application has been continued to the July 22, 2009 meeting, not earlier than 7:15 pm.

### **8:10 pm – OVSC/Great Hill Reservation Trust – SUP Application, Map 405 Lot 15 Continued**

Willie F. recused himself. Paul King spoke on behalf of OVSC. He provided a historical timeline of the events that have taken place over the course of this application. After reviewing all the materials, he would like to request that the SUP be approved tonight.

Willie Farnum mentioned that the SUP application was requested that included a culvert and further wetland works, not just the DES deficiencies noted in their letter.

Through Paul King's report, it appears that OVSC has completed most of the work on the deficiencies noted in the DES letter, though the planning board has only given permission to rake, hay and seed.

Barry Keith (wetlands scientist) will be signing the plans.

Willie speaks: He feels that the DES and their requirements are separate from the SUP application, which is requesting work above and beyond, and additional work needs to be done.

Nicole speaks: She has concerns, though she feels that OVSC has tried to do the right thing. The property manager still has legitimate concerns, and OVSC is not present to discuss them.

Discussion ensues.

The Planning Board asks for a detailed map showing wetland areas. They have concerns with the following, which will be addressed by Paul King.

- Correspondence with DES is supposed to be going to Willie Farnum before being sent.
- Will it be corduroy, or wooden planks?
- On the six sketches in the OVSC book, show a North arrow, and distance to prime wetlands
- Square footage on each of the wetlands
- More accurate locust map (trail and impacts shown geographically correct)
- Add proposed culvert on Map 3. (Is it 20' or 10'? Paul will get this answer.)

Paul requested a 90 continuation of this hearing in writing. This has been continued to the June 24<sup>th</sup> meeting, not before 7:15 pm.

## COMMITTEE REPORTS, continued

- **CIP:** has not met. Becca steps down, stating that she would like someone else to head the committee.
- **Earth Excavation Regulation Subcommittee:** Dave S – sandpit review. He visited with Jim Boothby regarding the pit on Depot Rd. This pit has been inactive for 15 years. Nicole found nothing on Maple Rd. Scott A. spoke to Dave Bowles, the pit is inactive and reclaimed.
- **Ordinance Committee:** Dom reports that the Ordinance Committee has met and reviewed the form blanks. The standard format will include Map/Lot. It has been suggested to make all forms available on the internet, and kept up to date and maintained on a regular basis. The next meeting is June 1.
- **School:** Pat reports that the School Board is doing well. They are studying restructuring. Dave brought the Master Plan and a request for their endorsement to their meeting. They are going to discuss this at their next meeting.
- **Economic Development Committee** – This committee consists of Chris Franci, Michelle Cleveland, Karen McNiff, Marletta Madueskuie, Chris Moneypenney, and Pat Farley. Becca Boyden and Sheldon Perry are alternates. Their meetings will be held on the first Thursday of each month, at the Chocorua Library.
- **Selectmens Representative** – Selectmen are pleased about the Economic Development Committee. Green Mountain Conservation group presented to the Selectmen. On November 5, 2009, there will be a workshop on road salt in the water shed. NH DOT and DES are presnteding this.
- **Green Mountain Conservation Commission:** Scott A. reports that the GMCC will be focusing on groundwater testing, land conservation and preservation of agricultural land in town. They are holding a meeting on June 26 from 10 am to 12 pm regarding well monitoring.
- **Conservation Commission** – Dave L. reports. The CC endorsed and supports the Master Plan. They took 4 items from the implementation steps that they will be focusing on this year:
  - Agricultural easements
  - Wood lot management
  - Wildlife corridors
  - Expanding the network of trails
- **Lakes Region Planning Commission** – Tom Peters reports. Tom is attending the annual meeting. Herb is incapacitated and would like to know if anyone would like to fill his position on the commission. Herb has had surgery. The Board needs to think about what we will do for him, and come to a conclusion at the work session. Dom will send a card in the meantime. Steve Damon is at Maine Medical. Heather Moir passed away.

New / Old Business:

**Dom reminds the planning board that a mess was encountered when a waiver was granted and specific action plans were not in place. We need to establish guidelines and procedures/questions to ask. Also consider a checklist to go with each application.**

**Becca is going to go ahead with the booklet printing.**

Tom C. motioned to adjourn the meeting at 9:42 pm. Dave S. seconded. APPROVED.

Next meetings are: June 10, 2009 -- Work Session –  
June 24, 2009 – Regular Meeting –

Submitted by  
Melissa Donaldson  
Planning Board Clerk