

## Land Use Regulation Discussion

August 5, 2009

Tamworth Town House

The discussion began at 7:01 pm. Approximately 20 residents were in attendance, along with the following members of the Tamworth Planning Board – David Little, Dominic Bergen, Nicole Maher-Whiteside, Willie Farnum – Selectmen's Representative, and alternates Pat Farley, Becca Boyden, and Dave Cluff. Scott Aspinall and Steve Gray joined later in the evening. David Sargent and Tom Peters were not in attendance.

Nicole moderated the discussion, and opened the evening with an explanation of the process that led to these discussions. She presented the following question to participants: What is most important to you in Tamworth, and what would you do to protect it?

Public comments are outlined below:

- Maintain freedom on personal property, owners determine what can be done
- Echoed above, adding "as long it doesn't adversely affect the neighbors
- Form districts – rural, residential, commercial, etc
- Against regulation, because it opens doors for ordinances to pass through without everyone knowing about it, barebones plans snowballing into more
- Favorable to site plan review if done reasonably
- More or less, what is already here. However, something needs to be done to protect the future.
- Protecting property value
- Zoning and site plan review place unnecessary hardship on property owners. Rules and red tape are a burden. Keep away from multiple levels of bureaucracy. State already has minimal regulations in place.
- Value – people and natural environment. Try to be smarter than other towns have been. Move slowly. Protect vital natural resources – wildlife and natural features, rural nature, support and encourage small business.
- Craft something unique

- What alternative is there besides zoning? Clean water and air quality are necessary. Are the State regulations sufficiently protecting that? We have weak State regulations, and the State gives towns the power to design stronger regulations.
- Land based local economy. A vibrant working agricultural community. Be proactive in clearing the way for younger folks in regards to land/agriculture.
- Doing nothing at all won't guarantee that the future will be OK. Saying we are fine is not OK today.
- Protect agricultural land as importantly as clean air and clean water.
- Chocorua Lake Basin is personally zoned and protected by self imposed zoning.
- Stay away from "green" cluster housing.

Nicole re-iterated several times throughout the discussion that there seems to be opinions across the entire continuum of land use regulation. Good intentions have sometimes been huge mistakes. Listen to and honor other people's opinions. Start reasonably, and head in a direction that will not allow this to snowball. "For the greater good"

- Site plan review is expensive. The Town could help by offering more assistance, rather than hindrance.
- Innovative Land Use regulates commercial development, residential development – items that we don't have here. Protect small businesses. Let's not make rules if something isn't going to happen in the next 10 years.
- Taxes and zoning are the main issues in the Master Plan. Catch 22 on land use regulation. If land isn't being used, can you tax people on it?
- Zoning – taxes will go up to cover the cost of enforcing
- Fighting CMI has cost a lot of money. We could have had income from CMI instead.
- Have a group of professionals to assist with surveyors, bookkeeping, etc.
- Design review Committee should be to assist, and optional, not mandatory.
- Don't try to attract businesses, but have minimal regulations.
- Try to bring a store back to town

Nicole – We (the Planning Board) now have a broad view of opinions. The next discussion will be held on Monday, August 17 at 7 pm, at the Tamworth Town House.

Dom asked that everyone tell their friends and bring them to the next meeting.

Nicole stated that there is nothing written yet. These meetings are about finding our way, The rules we make in 2009 won't be good forever. Think beyond 2009.

The discussion adjourned at 8:40 pm.

Planning Board called a special session to order at 8:41 pm. Pat was seated for Dave Sargent. The purpose of this special session was to discuss changes made to the Williams Property septic plan, Bryant Mill Road. The Planning Board had previously granted a waiver on setbacks. The new plan proposes that there will be no second dwelling on the property, and a stone and pipe system will be installed rather than the originally proposed Envirosystem. This is a failed system, in emergency status.

Willie made a motion to accept the amended plan as presented, with no change in the setbacks. Pat seconded. APPROVED.

Meeting adjourned at 8:50 pm.

Submitted by Melissa Donaldson