

Town of Tamworth

Planning Board

*** DRAFT MINUTES ***

September 23, 2009

Meeting called to order at 7:01 pm.

Members Present: Dom Bergen Chairman,, David Little (7:03), Willie Farnum- Selectmen's Representative, Nicole Maher-Whiteside

Members Absent: David Sargent, Scott Aspinall, Tom Cleveland

Alternates Present: Tom Peters, Steve Gray, Pat Farley

Alternates Absent: David Cluff, Becca Boyden

Pat was seated for Tom Cleveland. Steve was seated for Scott Aspinall.

Previous Meeting Minutes:

- August 26, 2009 –Correction noted. Pat moved to approve the minutes as corrected. Dave L. seconded. APPROVED
- September 9, 2009 Work Session – Willie moved to accept. Dave L seconded. APPROVED. Pat abstained.

Reports:

- **Treasurer:** Nicole – we are solvent.
- **Secretary:** David Little: There are: one new application for subdivision (Ryan Hill), and a conceptual review for Riggs. There are educational opportunities if anyone is interested.
- **Master Plan Implementation** – Tom Peters – Economic Development/Conservation Commission Land Use Forums are being planned. The Land Use Discussion for the Business Community is being held on October 6, 7 pm at Runnells Hall. The Conservation Commission Land Use Discussion is scheduled for October 19, 7 pm, at the Tamworth Town House. The Agricultural Land Use Discussion will be scheduled after Columbus Day. Melissa will post notices of these meetings in the newspapers. Pat will post them on the Exchange and make sure that Ann McGarity has the information for the town column.

REPORTS POSTPONED at this time for Public Hearings

7:15 pm – Ryan Hill Trust Subdivision – Lot 215-21

Dave L reviewed the application and comments that it appears to be complete. He made a motion to accept as complete. Nicole seconded. APPROVED

Dom Bergen opened the public hearing at 7:20 pm. Paul King spoke on behalf of the property owners. The Kravchuks are proposing dividing an existing lot on Max Drive into two lots. The property has been previously subdivided and consists of 9 lots above, two across the street, and four on Turkey Street. No waivers are requested. DES approval is pending, Paul is asking for a conditional approval from the Planning Board tonight.

Willie has concerns about the gravel road and paving requirements for the subdivision. Karl Kravchuk reviewed how the road was accepted on a previous subdivision plan. The public hearing was closed at 7:32 pm.

Steve made a motion to approve the subdivision as presented, conditional on DES Approval and presentation of the mylar. Willie seconded. APPROVED.

7:34 pm –Ainsworth Riggs Conceptual Review: Chinook Trail Lot 404-30

Ben Riggs presented on behalf of the property owners. The proposal refers to subdividing the existing property, which is currently co-owned by the Ainsworth sisters. There are two houses on the property, which sits in both Tamworth and Albany. The portion of the property in question is Tamworth property, naturally divided by the Wonalancet River. They would like to divide the lot at the river. Questions came up about access and frontage for the second lot (which currently has no road frontage and is accessed by a deeded easement: known as the Waterfall Cottage) and also about ability to meet the minimum lot size for the front lot (referred to as the Jewel Cottage). It is the consensus of the Planning Board that with the application for subdivision, the applicant will need to apply for waivers on the frontage, and the minimum lot size, for lots 2 and 1 respectively. The Planning Board agrees that this subdivision proposal appears to be logical and sensible.

Volunteer Energy Committee: Lee Custer was present to speak on behalf of the Volunteer Energy Committee. He brought forth a request that a planning board member also attend the Energy Committee meetings, held on the second Tuesday of each month at the Cook Library. Nicole expresses that she is interested in being that liaison, but that she may not be able to attend every meeting. Dave Little commends Nicole for taking on this role, and volunteers that he will attend the meetings when Nicole is not able to.

Reports Continued:

- **CIP:** Dom is still seeking a chair for this committee. Steve Gray has questions about the time frames for the CIP. Work for 2010 will begin as soon as a chair is found for the committee. By mid September the plan needs to be presented to the Selectmen. Between now and Town Meeting, the CIP committee should be working on reviewing and updating the CIP Plan to coordinate with the Master Plan.
- Pat would like to step back to the Master Plan discussion, and remind all planning board members to not voice their opinions at the Land Use Discussions.

- **Earth Excavation Regulation Subcommittee:** Dave S. is absent. No report was given, other than mention that the Selectmen have sent a letter indicating that they have denied Ambrose's Intent to Excavate application.
- **Ordinance Committee:** Dom – the Flood Plain application was worked on. Small changes were made. The Wetlands application will be worked on next. Their next meeting is October 5, 2009.
- **School Board/ Economic Development:** Pat Farley. The Superintendent is doing a great job. She suggested that the School, and SAU 13, contact the fuel supplier that the Town is using, with a cost savings of 25 cents per gallon less than they are currently paying. The Economic Development Committee meets on the first Thursday of each month. They are waiting for a progress report on the Broadband project. Dom comments that he would like the EDC to interview workers at small businesses to see what their feelings are. He mentions that internet access and highways are deciding factors for businesses in Tamworth. Pat adds that taxes and school quality are important as well.
- **Selectmen's Representative –** Willie reports that the Selectmen are hoping to schedule a public hearing for input on the Chocorua Village project, tentatively October 1. The Sandwich Planning Board sent a letter to the Selectmen regarding the Emerson Trust property, Map R2 lot 38. Willie feels that this letter should have gone to the Planning Board instead of the Selectmen. He does not currently know what property this is, but will try to get more information.
- **Conservation Commission –** Dave L. reports that the conservation commission is hosting Easement Monitoring training and Pine removal/cleanup at the Johnson Winter Fowl property on October 3.
- **Lakes Region Planning Commission:** Tom P. reports that the LRPC meeting will be held on 9/28 in Meredith. He also has a letter from LRPC requesting the order for RSA Books for 2009/10. Each book will cost \$8. It is decided to order 12 books.

New / Old Business:

- **SUP Review Process –** Nicole and Dave would like to review the SUP review process to make it more efficient and effective. It is the general consensus of the Planning board that the land owner needs to be present, or provide a written document allowing the applicant to act as their agent. Dom would like to add this to the Wetlands flyer. Willie would like to add it to the application process. Tom P feels that the requirements need to be outlined on the application, then modify the brochure. Dave L. doesn't feel that all the listed requirements would be allowed. All minutes regarding the OVSC/Great Hill SUP will be compiled and emailed to the board by Melissa. A special work session is being held on 9/30 to cover this topic, as well as to compile a list of businesses for the business land use forum. Tom P would like to see a time limit set on continuations of applications. Dave L. would like to see wetlands mapping as a requirement on the application. When plans change, they need to be sent back to the Conservation Commission for review. David's mapping program should be helpful in identifying potential wetland issues on future applications. Willie feels that an SUP application should include a site walk.

Willie made a motion to adjourn at 9:24 pm. Nicole seconded. APPROVED The meeting was adjourned.

Submitted by
Melissa Donaldson
Planning Board Clerk

UPCOMING MEETINGS:

Business Land Use Regulation – October 6, 7 pm Runnells Hall
Conservation Land Use Regulation – October 19, 2009, 7 pm, Town House
Work session – September 30, 2009, 7 pm Town Hall
Regular Meeting – October 28, 2009 7 pm Town Hall