

TAMWORTH PLANNING BOARD

WORK SESSSION Minutes

February 14, 2018

7:00 P.M.

The work session was called to order at 7:05 pm by Sheldon Perry.

Present: Sheldon Perry, David Little, Eric Dube, Pat Farley, Andy Fisher, Becca Boyden, Dan Poirier – Selectmen's Representative

Absent:

Alternates Present: Dom Bergen

Alternates Absent: Nicole Maher-Whiteside

Rules of Administrative Procedure, 2nd reading of amendment: Section III.A.1.

"Applications for hearings before the Board shall be made on forms provided by the Board and shall be presented to the Secretary of the Board or the Town Clerk, who shall sign and record the date of receipt, or mailed to "Tamworth Planning Board, 84 Main Street, Tamworth NH 03886". A digital copy, with all attachments, shall be emailed to tamplanboard@gmail.com.

The second reading was done.

Old/New Business; Public Comment Report – The next meeting is on the 28th of February. There will be a public hearing on that night to amend the subdivision regulations, no earlier than 7:15 pm.

Meeting with Susan Slack regarding subdivision regulations – Sheldon introduced the Board to Ms. Slack. David outlined our situation for Ms. Slack. Subdivision regulations are limiting on density, etc. In the village, there is not enough land for the open space requirements. She suggests tinkering with reductions in the minimums, and exercise the waiver provisions for frontage, minimum lot size, etc. Our elements include 4 items rather than what the statute says, meeting either one or the other of two. (RSA 674:36 n). Our subdivision regulations make it harder than the RSA to grant a waiver. Could cluster development wording be changed to decrease minimum lot size if there is municipal water and sewer?

"Pocket Neighborhoods" or "Cottage Developments" – e.g a denser development concept. Perhaps a "Cottage Housing Ordinance" that applied only in the Village, not throughout the town. An ordinance could be very specific. Check with town attorney about campgrounds, mobile home parks, etc. and whether these need to come before the planning board. It

appears that our current regulations would not allow multiple small units on a lot, but does not pertain to larger multi-unit rental.

Consider decreasing minimum lot size rather than increasing density if there is community water and sewer. Consider scratching the 5 acre requirement for clustering? Add community water and sewer...

In section G, up the percentage. Decrease the minimum lot size if there is community water and sewer. Leave H alone.

The Fire Chief now has to approve subdivisions according to the State Fire Code.

Becca made a motion to adjourn at 8:46 pm. Andy seconded. APPROVED