

Town of Tamworth

Planning Board

*** PLANNING BOARD MINUTES ***

April 27, 2016

Meeting was called to order at 6:37 pm by Dom Bergen.

Members Present: David Little, Eric Dube, Dom Bergen, Becca Boyden, Sheldon Perry, Pat Farley and John Roberts, Selectmen's Rep

Members Absent:

Alternates Present: Dan Poirier

Alternates Absent:

Jac Cuddy, Ex Director of Mt Washington Valley Economic Development, and Mgr of Bank of NH in Conway – Evelyn Whelton, here to talk about the PDI report.

Jac distributed a copy of the report. This report is a resource for the towns to use to look at what types of things might be considered in their zoning ordinances moving forward. This booklet includes a summary of all the surrounding towns. Tamworth is pages 49-50. Mt Washington Valley Regional Collaborative was formed. The layout of the book is – Introduction, Affordable housing and best practices, economic development and best practices. Look at other towns to see what they have done.

Effingham was not included in this study. They are part of Wedco. Evelyn is with the housing coalition and has resources that can help with Master Plans. There is a grant opportunity to towns that want to bring in professional resources to work on the Master Plan. They can help you apply. The Housing Coalition can also help with Senior Housing. A discussion was held about the funding availability. The cost of development in rural areas is greater. Great Bridge will look at the feasibility of senior housing in your town.

Meeting is called to order at 7:04 pm.

The agenda is distributed.

Minutes:

3/23/16 – motion to approve by Eric, seconded by Pat APPROVED

4/13/16 Work Session – correction to date to April 13 – motion to approve as corrected by Eric, seconded by David, APPROVED – John abstained

Treasurer's Report: nothing to report. We have not received reports.

Secretary's Report: We received two applications carried over, and two new applications.

Economic Development: Pat – the commission met, discussed further details for 5/14 career day.

Lakes Region Planning Commission: Annual meeting on June 27 in Wolfeboro at Wolfeboro Inn. At meeting last week there was a report about State government – SB 146 – a livable unit on your property – all single family properties must allow it. Money is available from the Regional Commission.

The speaker at the Annual Meeting will be speaking about nature and forestry. Someone from the Harvard Forest will be the speaker.

Selectmen's Representative: Voted to move ahead with installing public computer, it is in process. Tax maps are on website. We now have WIFI available but there is discussion about needing a password.

Conservation Commission: Gary Albee is looking at doing easements, etc on their property in South Tamworth.

Capital Improvements Committee: It was a general introductory meeting. We updated contacts and did some small revisions to the letter that will be sent to Department heads. A schedule was set up. Representatives were appointed to each department. The Committee has a basic timeline set up. April through September, draft reviewed on August 30, public hearing on Sept 13, and report to PB on 9/28, to Selectmen on 10/4.

Melody Bergman 176 Powerline Road Trust

Boundary Line Adjustment

Eldridge Lane – Powerline Road

Map 214 Lot 186 & Map 214 Lot 215

This hearing was continued to tonight. The missing items have not been delivered as yet. Becca made a motion to continue this hearing to our next regular meeting, May 25, no earlier than 715 pm. Seconded by Eric. APPROVED

Renovated Rehab Rentals, LLC & Roberts Farm Trust

Boundary Line Adjustment

White Mountain Highway

Map 217 Lot 21 and Map 217 Lot 17.

This hearing was also continued. John recused. We were missing the signature authority items. David motion to accept as complete as submitted. Seconded by Eric. APPROVED

Dom reviewed the rules for procedure. The hearing was opened at 7:21 pm. Paul King, agent, is presenting the application.

This plan was seen in January. They have decided that they would like the line in a different place. All the bounds are set. There are waiver requests. This is to move the line from one side of the pond to the other. Three lots are going to be merged. This second plan shows the lot lines being abandoned. The approval has happened but the deed has not been recorded as such. The Planning Board has spoken to Atty Sager, who recommended that we revoke the previous approval per RSA 676:4a. That will require noticing the abutters about the change. Sheldon believes that if the applicant wishes, we can revoke the approval. A hearing must be held if this is being done. Paul is not asking for a revocation, so the question is whether we can in fact process this application. Paul feels that we do not fall under any of the five circumstances listed. Melissa Donaldson asked if the applicant could still possibly

record the deeds for the old plan that was recorded. It does not seem to make a difference, the deed will be the determining factor.

There are no questions from the public.

Waivers: 23

VI.F.3.c- vicinity map –

VI.F.3.d - vicinity map, countryside

VI.F.5.a and b - water mains and sewers

VI.F.5.c and d - culverts and drains

VI.F.5.e and f - water supply and sewage disposal

VI.F.5.g - surface drainage

VI.F.7.c - lot area in acres or square feet

VI.F.8.d and e - ledge and stone walls

VI.F.8.e - other natural features

VI.F.9.c - street classification

VI.F.9.d - travel surface width

VI.F.13,a-e and g - perc tests and test pits

IX - Base flood elevation

IV.D.4 - drainage

In the past we have approved the waivers. Dom takes exception to the language. The acreage and square footage is requested and will be required. There are a couple of waivers that are smacking the planning board around. There are n/a boxes available for many of them. There is sarcasm in the waiver requests.

Motion to accept the waivers by Becca, seconded by Pat. Motion withdrawn, second withdrawn.

Paul spoke about his reasoning. He felt that he was told before that there needed to be more information on some items he wrote "not pertinent" on.

Pat made a motion to close the hearing at 8:02 pm. Becca seconded. APPROVED

David made a motion to grant 23 waivers, Becca seconded. APPROVED

David made a motion to approve as the application as submitted Becca seconded. APPROVED

Chocorua Park LLC

Boundary Line Adjustment

Tax Map 218 Lot 7 and Tax Map 218 Lot 10

Chocorua Road and Chocorua Mountain Highway

This had a conceptual review last June. One of the abutter notices went to the prior owner of the property across the way. David motions that this application is incomplete. Becca seconded. APPROVED.

Andy Fisher - Ammonoosuc Survey Company. The reason that the former owner was noticed is because they are the name that is on the tax list still. Our regulation now asks that the applicant approach the clerk for the most current information.

The new owners have signed a statement waiving their receipt of the abutter notice and that they are aware of this hearing and will not exercise any legal action. That waiver is given to the Board.

David made a motion that in light of the waiver received, we will accept the application as complete. Becca seconded. APPROVED

The hearing is opened by Dom at 8:17 pm. Andy Fisher is presenting. There are slight revisions to the plan. The plan is to adjust the dam and the islands from the Flanagan property to the Chocorua Park property, leaving the Flanagan property with a house lot. The easement is for septic density. The plans were explained to the Board.

John Gotjen states that they are supportive of the idea.

Waivers:

VI.F.13.a-e and g – Perc tests, soil results, septic system

The hearing is closed at 8:40 pm on a motion by Becca, seconded by Pat. APPROVED

David made a motion to approve the 6 waivers that were requested. Seconded by Eric APPROVED

David made a motion to approve the boundary line adjustment as submitted. Seconded by Becca. APPROVED

Henry J. and Heather LeTarte & Tucker LeTarte

Boundary Line Adjustment

Tax Map 413 Lot 17.1 and Tax Map 413 Lot 17.3

Cleveland Hill Road and Pine Hill Road

This application had an abutter that was returned as well. Becca made a motion that the application is not complete. Pat seconded. APPROVED

David moved to continue this hearing to May 25 no earlier than 7:15pm, with the delivery of \$10 and 3 labels. Pat seconded. APPROVED

Revisit the CIP – The following people need to be appointed to the CIP – John Wheeler, Steve Gray, Ruth Timchak, David Little, Bob Seston. Sheldon made a motion to nominate the names as read. Pat seconded. APPROVED

Work session - May 11 at 7 pm

A motion to adjourn was made at 9:00 pm by Eric. Pat seconded. Discussion about tree trimming and wood chips. John will make a phone call tomorrow. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk