

Town of Tamworth

Planning Board

*** PLANNING BOARD MINUTES ***

June 24, 2015

Meeting was called to order at 7:00 pm.

Members Present: Dom Bergen, David Little, Pat Farley, Steve Gray – Selectmen’s Rep (7:05), Eric Dube

Members Absent: Dave Cluff, Becca Boyden

Alternates Present: none

Alternates Absent: Lianne Prentice, Nicole Maher-Whiteside

Treasurer’s Report: As of 5/21/15 94.43% of the budget remains. \$11458.88 remaining. There is one outstanding bill for attorney services.

Secretary’s Report: David reports that there are two applications for consideration this evening.

Economic Development: Pat reports that the EDC is working on the forum that will be held in October for businesses that are willing to have an intern or apprentice. 800 businesses are being considered for participation.

Lakes Region Planning Commission: NH Graphic Printing has regional costs available for printing, items such as school and town reports could be considered. There is an Electrical Aggregation Committee that is working on a regional plan for mass purchase of electricity. The Annual meeting is Monday, and is sold out.

Conservation Commission: There was no meeting. Big Pines has a contender for the largest single stem tree.

Capital Improvements Committee: The CIP is meeting next Tuesday. The goal is to have all department info by that meeting.

Selectmen’s Representative: The clerks are in agreement that the sales book should be ordered by map and lot, but have concerns about the history of when/why it is ordered the way it is now. These concerns need to be addressed. There is concern about public safety at the Farmers Market and pedestrian traffic in the travel lanes of Tamworth Road. The Barnstormers will be serving beer and wine indoors this week.

Minutes: 5/27/15—one correction noted, add a “K” to Paul ing. A **motion** to accept minutes as corrected (Eric/Pat). APPROVED.

David notes that the Sales Book is in odr of Map and Lot now, by property type.

Paul King comments that if the 3 ring binder and sales book combined are not the official record, there needs to be a sign clarifying this to applicants.

PUBLIC HEARING
SUBDIVISION DESIGN REVIEW

PAUL MADDEN, BAY CIRCLE

MAP 216 Lot 15 and MAP 216, Lot 16

Paul King, Agent, presented the application. Mr. Madden owns lot 16 and is trustee of Lot 15.

David notes that we need a document stating that Mr. Madden is the Trustee, and asks Paul to suggest wording for the application that will make the requirement more clear for future applicants. Paul stated that he will try to produce a document showing that Mr. Madden is the Trustee.

David made a motion to accept the application as complete. Steve seconded. APPROVED

The hearing was opened at 7:26 pm. The Board was introduced and the procedures were read.

Mr. Madden owns one lot with one home, and there is a family home on the .2 acre lot. He would like to give 10" to the family home lot. Both lots are not in compliance due to frontage requirements on pond, roads, and being undersized in several areas.

David and Mildred Knapp of Fairfax VA – need clarification on what is being proposed. They are shown the map and assured that this will not affect their property.

The Board is inclined to approve the design review, and to waive the requirement for topo.

The hearing was closed at 7:38 pm.

PUBLIC HEARING
SUBDIVISION CONCEPTUAL REVIEW
CHOCORUA PARK LLC, Chocorua Road
MAP 208 Lot 007

David made a motion to accept the application as complete. Steve seconded. APPROVED

The hearing was opened at 7:39 pm.

Peter Smart and Judith Reardon are here regarding the Flanagan Dam property. The goal in purchasing the property was to acquire the dam. The LLC owns the prior ice cream shop and the Flanagan property. The goal is to resell the home, while keeping ownership of the dam. Their proposal would reduce the Flanagan lot to ½ acre when done. The dam is a huge liability to the house and makes it very hard to insure the home. There is no septic permit on the site. Would the Planning Board require topo on this site.

Dom suggests that an approved plan for a future septic might be helpful.

Owners are interested in transferring this to a non-profit who will take over the maintenance of the dam.

Steve Dom and David are inclined to grant waivers if necessary – for the greater good.

The hearing was closed at 8:07 pm.

Old/New Business

Paul King handed out a printout from Municipal Law Lecture Series regarding due process. Last month there was a public hearing regarding subdivision regulations. Paul reviewed the minutes prior to Whipple Robert's hearing and found nothing about abutter notification issues. Paul feels that there were inappropriate discussions regarding the abutter, contact with counsel, cancelling meetings, not cancelling meetings, etc. He requests that inappropriate discussions cease amongst board members and abutters.

Steve states that he feels the Planning Board has a duty to answer procedural questions, etc. upon request.

Dom clarified that it was his choice to consult with counsel. He was contacted by the new owner/abutter. Eric was contacted first and referred them to Dom. David feels that the whole situation was about process, not content.

Regarding the Farmer's Market – the Market will do a survey about where the cars are parked. In June 2006, a regulation was passed that you cannot park on Town streets. Steve asks if the Board would be willing to meet with the Farmer's Market folks to discussion options. Yes, the Board would do this.

Pat made a motion to adjourn at 8:46 pm. Eric seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk