

Town of Tamworth

Planning Board

*** PLANNING BOARD WORK SESSION MINUTES ***

October 14, 2015

Meeting was called to order at 7:00 pm.

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

Members Absent: Dave Cluff, Becca Boyden

Alternates Present: none

Alternates Absent: Lianne Prentice, Nicole Maher-Whiteside

Floodplain Ordinance:

Email was received from Jennifer Gilbert (see attached). She suggests that if building notification is not OK, perhaps change it to floodplain permit.

A lengthy discussion was held about who/how the permitting would be done.

Change “building permit” to floodplain permit throughout the document.

p.1 – remove “s”

p. 4 – remove “.”

p. 6 – start of construction, change permit

p. 7 – spacing at letter A. All – change permit. Remove comma from solely,necessary

p. 8 – F. change permit

G. change “The following additional requirements apply.”

Last line of section G.1 – cross off Tamworth Planning Board

Remove “the” from RSA 482A:3

p. 11 – VII.B – change permit in two instances

p. 12 - E, F, F2, F3 and F4 – change permit

F.1 to read “ Any proposed development, regardless of the type or costs, within the floodplain or in a special hazard area as defined by this ordinance.”

F2- change “his” to “its”, change permit. Remove “promptly” and insert “shall, within 30 days”

Section VIII

A2 – add period after 2, fix spacing

A1 – remove hyphen in conform-to

P 13 –

Change section B to section E

E2 – change permit to “floodplain permit”

E3 – same

Application – recommend to Selectboard

#1 – change “mobil” to “mobile”

#5 – eliminate TWO

Personal Wireless Service Facility:

Currently there is no site plan review for reasonable modifications.

A lengthy discussion was held about how to modify the ordinance to reflect something in place for review of proposed modifications. Suggestion of notification of qualifying collocation or modifications. Perhaps this could be done at the end of the PWSF in it's own paragraph. This item was postponed to the next meeting.

Pat Farley spoke about the mapping. She distributed cost proposals to redo the maps, approximately \$800. She received information that the buildout analysis will not be possible without zoning. In 2007 the town asked UNH to provide maps which were given to Cartographics. Are elevations included in the \$880 price? Someone needs to ask Cartographics for a copy of the current maps, or David suggested using the 2007 UNH maps and manually adjusting for boundary line adjustments, subdivisions, etc.

On 10/18 there will be a gathering at the Remick Museum for the 250th Celebration.

Pat made a motion to adjourn at 9:42 pm. Eric seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk

From: **Dom Bergen** <dombergen48@gmail.com>

Date: Wed, Oct 14, 2015 at 1:06 AM

Subject: Re: floodplain ordinance

To: "Gilbert, Jennifer" <Jennifer.Gilbert@nh.gov>

Thank you for the information. I will share it with the Board at our work session Weds night.
Dom Bergen

On Tue, Oct 13, 2015 at 4:11 PM, Gilbert, Jennifer <Jennifer.Gilbert@nh.gov> wrote:

Dom,

I received a copy of the proposed changes to the Tamworth Floodplain Ordinance and Application for Development within the Floodplain from Cassandra this morning.

The language in the town's ordinance, including the term permit, mostly comes directly from the Code of Federal Regulations so it is unlikely that FEMA would be okay with changing "permit" to "notification." Notification to me implies that the town is just requesting that property owners notify the town about a proposed development. If that is the case, then yes, I could see a problem with the town meeting their requirements as a participating community of the National Flood Insurance Program (NFIP).

For communities to participate in the NFIP, the community must have a permit process in place to ensure compliance with the community's floodplain ordinance. A permit process generally involves requiring a property owner to apply and submit documentation regarding the proposed development. The community must then review that information to ensure the proposed development complies with their floodplain ordinance. Depending on the outcome of the compliance, the community must then approve or deny the permit.

Instead of the term "building permit" the town could use the term "floodplain permit." As indicated in the ordinance, all development in a special flood hazard area requires a permit. As also indicated in the ordinance and under item #1 of the town's Application for Development within the Floodplain, development is a very broad term and goes beyond just permitting for buildings in the floodplain.

I hope this information helps. I will be in the office tomorrow if you would like to discuss this further before the work session.

Jennifer

Jennifer Gilbert, CFM, ANFI

Senior Planner

State Floodplain Program Coordinator

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From: Dom Bergen [mailto:dombergen48@gmail.com]

Sent: Friday, October 09, 2015 1:30 PM

To: Gilbert, Jennifer

Subject: Fwd: floodplain ordinance

Ms Gilbert,

I have forwarded a copy of the Tamworth Flood Plain Ord that our Selectmen are proposing to make some changes.

- Remove ref to Tamworth Wetlands Ord (the Town voted to abolish the Wetlands Ord)
- Change the wood building permit to building notification. (we have no zoning and the Town has no building permit except for applicants building a Cell Tower)

Would you review the proposed changes to ascertain we would still be in compliance.

It is my opinion that the Town should require a building permit – a building notification does not hold the land owner to any standards.

The Planning Board is holding a work session on Weds Oct 14 th to completely go over and discuss the proposed changes. Your input would be appreciated .

Thank you,

Dominic Bergen , Chairman Tamworth Planning Board

[6033238677](tel:6033238677)

Dombergen48@gmail.com