

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

March 26, 2014

Meeting was called to order at 7:02 pm.

Members Present: Dom Bergen Chairman, John Roberts-Selectmen's Representative, Becca Boyden, Pat Farley, Tom Peters David Little

Members Absent: Dave Cluff

Alternates Present: Lianne Prentice

Alternates Absent: Nicole Maher-Whiteside

Election of Officers and Committee Assignments:

Becca nominates Dom as Chairperson. Pat seconded. APPROVED

Dom nominates Becca as Vice Chair. Tom seconded. APPROVED

Dom nominates David Little as Secretary. Pat seconded. APPROVED

Dom nominates Tom as Treasurer. John seconded. APPROVED

Dom nominates Pat to the Economic Development Committee. Tom seconded. APPROVED

David appoints Steve Gray for the CIP. Becca seconded. APPROVED

David nominates Becca as representative to the Conservation Commission. Pat seconded. APPROVED

Minutes: 2/26/14 – 2 spelling corrections noted. Becca made a **motion** to accept minutes as corrected. Tom seconded. APPROVED. David and John abstained.

Treasurer: Tom reports that \$54.54 has been spent, leaving \$18760.46 in the budget.

Secretary: David Little reports that there are 4 new applications tonight.

Ordinance Review Committee: no report

Economic Development: Pat reports that there will be a meeting of the Lakes Region Planning Commission on March 31, 6 pm at the Tri-County CAP building. She would like representation from the Selectboard and Planning Board to attend the meeting. Teen leadership is still being worked on.

Selectmen: nothing to report

Conservation Commission: Becca reports that the election of officers has been completed. The Cons. Comm. Hosted a walk and slide presentation on February 16. \$1025 was raised on behalf of the Gilman West project. DES is looking into the clearing that was done on Chocorua Lake.

Marilou and William Dolan

Lot Merger

McGrew Drive

Map 216 Lot 213-000 amd Map 216 Lot 213-001

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

David made a motion to approve the lot merger. Becca seconded. APPROVED

PUBLIC HEARINGS:

Public Service of New Hampshire

Scenic Road Maintenance

Hollow Hill Road

Continued from last meeting.

No representation from PSNH is present.

Ed Mautone, property owner, brought modified maps from PSNH.

- Last month's plan
- A plan that was developed a few years back which includes above ground lines and requires a 16' path. There is a question about wetlands that might be involved.
- Trenched option - 567', cost estimate of \$41000

Sue Colten is concerned about the aesthetics.

John Roberts wants to know if PSNH has landowner permission for the cutting along Hollow Hill Road.

Mr. Mautone believes this to be true.

The plan that runs in front of Sue Colten's house minimizes the number of poles needed.

Tom P comments that the Planning Board responsibility is in the cutting of the trees. The Planning Board can only give approval for tree cutting, not for the choice of which plan.

David made a motion to continue the hearing to next month's meeting. Becca seconded. APPROVED

Katharine Thompson & Christopher Money Penny, Lianne Prentice
Boundary Line Adjustment
Mason Hill Road
Map 203 Lot 24 & Map 203 Lot 25

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

The hearing is opened at 7:52 pm.

Dave Douglass of Thorne Survey presented the application. This is a small lot that is being enlarged.

Waivers requested:

- VI.F.13.a-g – perc tests, etc. Becca made a motion to grant these waivers as requested. Pat seconded. APPROVED
- VI.F.11.a – contours. Becca made a motion to grant the waiver. Tom seconded. APPROVED

The hearing was closed at 7:58 pm.

Pat made a motion to grant the Boundary Line Adjustment. Becca seconded. APPROVED

John Ruggiero and Kathleen Lang-Ruggiero
Boundary Line Adjustment and Subdivision Application
Whittier Road
Map 209 Lot 14 and Map 209 Lot 15

Pat made a motion to accept the application as complete. Becca seconded. APPROVED

The hearing was opened at 8:02 pm.

Dave Douglass presented the applications. There is a missing signature page which Dave will deliver.

The subdivision approval number from the State has been added to the plans.

The purpose of the Boundary Line Adjustment is to add the area of the pet cemetery and the Christmas trees to the larger lot. 1.16 acres. No waivers are requested.

The hearing was closed at 8:06 pm.

David made a motion to grant the Boundary Line Adjustment. Pat seconded. APPROVED

Lianne was seated for Dave C.

Subdivision Application

Pat made a motion to accept the application as complete. Becca seconded. APPROVED

The hearing was opened at 8:07 pm.

The lot has 2 existing houses. The owners want to separate them onto their own individual lots. A waiver is requested – IV.D.1.f – 100 year floodplain not to be included in minimum lot size

David's maps conflict with the floodplain boundaries shown on the survey plan. FEMA map boundaries are in question.

The lines on these plans are based on an elevation analysis. Tom wants a note on the plan describing how the line was determined.

The note should read " Elevation shown applied to specific elevations of this property show that floodplain as depicted is in agreement with Flood Insurance Rate Map 330003C048OD effective 3/19/2013."

The public hearing was closed at 8:44 pm.

Becca made a motion to grant the waiver for the area within the 100 year floodplain not to be included, with a note to be put on the plan, as shown above. John seconded. APPROVED

John made a motion to approve the subdivision application as submitted. Pat seconded. APPROVED

Ambrose Bros, Inc.
Boundary Line Adjustment
Ossipee Mountain Hwy
Map 205 Lot 2 & Map 206 Lot 41

Tom made a motion to accept the application as complete. Lianne seconded. APPROVED

The hearing was opened at 8:50 pm.

Jim Rines, White Mountain Survey, presented the application. This proposal is to adjust 10.55 acres from 206/41 to 205/2. Kennebec Lumber plans to restart the mill and there is a conservation easement on the property. 27 waivers are requested.

David L is concerned about the reclamation bonds that were never posted by Chocorua Valley Lumber. The planning board has the responsibility to see that the gravel pit is reclaimed. The permit expired May 31st.

The hearing was closed at 9:18 pm.

Pat made a motion to grant waivers as requested, (VI.F.4.a-b; VI.F.5.a-g; VI.F.7.a-c; VI.F.8.a-e; VI.F.11.a; VI.F.12.a-b; VI.F.13.a-g) John seconded. APPROVED

Regarding the boundary line adjustment, Atty. Sager's opinion was distributed and discussed. The hearing was re-opened at 9:23 pm, on a motion from David, seconded by Becca, APPROVED

Jim asks how Ambrose will now get a bond if there is no permit attached to it.

If the work has been completed on the parcel that is to be sold, then show the Planning Board that the work has been done.

Becca made a motion to grant the Boundary Line Adjustment contingent on the owner providing a record of completion of the reclamation project or applying for a new earth excavation reclamation permit with bond. Tom seconded. APPROVED

Old/New Business/Public Comment

John Wacker is present. Impressed with Planning Board. Who is looking at the big picture of the Town of Tamworth?

Dom would like to revisit the Wetlands Ordinance and the Groundwater Protection Ordinance.

John made a motion to adjourn at 9:50 pm. Lianne seconded. APPROVED

Respectfully submitted,

Melissa Donaldson
Planning Board Clerk