

TOWN OF TAMWORTH
***** **PLANNING BOARD draft Minutes** *****
June 28, 2017

The meeting was called to order at 7:05 pm by Sheldon Perry, chairperson.

Present: Sheldon Perry, Becca Boyden, Andy Fisher, Pat Farley, David Little

Absent: Eric Dube, Dan Poirier – Selectmen's Representative

Alternates Present:

Alternates Absent: Dom Bergen

Approval of Minutes:

- 05/24/17–A motion to approve was made by Pat, Andy seconded. APPROVED.

Officer and Committee Reports:

- Treasurer's Report – Eric is absent. Sheldon paid a Conway Daily Sun invoice. Report is similar to last month's report.
- Secretary's Report – David. We have 3 applications which we will be hearing tonight. Last month we discussed notices we received about DES notices for a bridge, the Town is the applicant. The Town was supposed to send out the notices, Darlene has taken care of it.
- Rep to Economic Development Commission –Pat – She and Sheldon went to the LRPC Annual Dinner. They are not meeting in July or August. MWVEC will not meet in July or August either. Economic Development is meeting every couple of weeks regarding the Street Fair. The Wet Paint event went well. Street Fair is August 5th.
- Lakes Region Planning Commission – Pat.- She spoke with David Jeffers last Wednesday. The map is nearly complete. Do we want to have the tax map parcels as one of the overlays? He said he will give us two. What size do we want? He can superimpose the parcels on the map. We will hold that discussion later.
- Capital Improvement Program – David – CIP met last night. We will discuss this later this evening.

- Selectmen's Rep – Dan- absent - no report
- Rep to Conservation Commission –Eric is absent– David was at the meeting and gave a presentation on maps. We can discuss this later in the meeting.
- Public Safety Building Committee – Becca – met June 12th – there was a demographics report about the calls and where they come from. They are mostly centered around this current station. The number of residents that are within a certain distance of a station ties in with insurance ratings. Fire Department would like 5-10 acres. Map of available properties was reviewed. Discussion about size of lot that Moultonborough Public Safety Complex is on.

Loralei Gerard presenting for these applications-

Subdivision Conceptual Review

**Alice Bemis Thompson Trust
Wells Road**

Map 422 Lot 22, Map 422 Lot 23, Map 422 Lot 24

These are large tracts being reconfigured and redistributed with the original lot numbers on new lots. Thorne has done the surveying. An outlying area is being added into one of the lots. One lot is currently over 50 acres and will be severed, a waiver will be requested because it will no longer have frontage. There are future plans for the lot, but it will not need frontage in the future. The Board is inclined to think that the State law will prevent them from allowing a waiver to create a non buildable lot. They would be asking for a waiver for a lot with no road frontage. What if there were an easement to the back lot? What about a 50' strip around the edge to connect the back lot to the road and have frontage, with a waiver for reduced frontage.

Subdivision Conceptual Review

**Edward Moscati
Bearcamp Highway
Map 203 Lot 69**

Basically dividing this in half. There are wetlands. Plenty of frontage. Lots are less than 5 acres. Shoreland protection, state subdivision, and driveway permits needed. No waivers would be necessary. Test pits have been done.

Subdivision Conceptual Review

**Gary Albee
Bearcamp Highway
Map 203 Lot 70**

The existing deed is embedded with islands. The tax map is not completely correct. Some lots will not be part of the subdivision because they are not part of the lots of record. He wants to divide this into three lots. No waivers are anticipated. Wetlands are delineated. Discussion about involuntary mergers and necessity of having those corrected prior to making other decisions. All parcels in lot 70 must be included unless they are shown to have been merged by an involuntary merger.

Mapping/CIP discussion – Maps have already been paid for. The tax maps are superimposed, one with numbers and one without. A digital copy will also be provided. The map and lot numbers may be too much information for the size of the map. The Board does not feel that they are all in agreement on the final copies of the map, and thought that we were discussing the issues tonight. Pat will try to get the printed copy from Dave Jeffers so we can mark it up and correct town properties, or we can print off our own. Also, Dave Jeffers is trying to get the current inventory of cemeteries, etc.

CIP Budget Discussion – Geo-referencing is needed. Cartographics has offered to help the town write an RFP for mapping. David shows examples of how the tax maps do not match with the georeferencing. David would like to put \$15000 in the CIP for georeferencing in the CIP as a placeholder. This would actually go into the Selectmen's budget. It would go into the same year as the revaluation and software upgrades. Avatar said you have to change the software the same year that the revaluation is done. David made the motion to use \$15000 as a placeholder in the CIP for geo-referencing in 2018. Becca seconded. APPROVED

Discussion about binders of minutes. Melissa will print copies of this year's minutes and update the binders.

A motion to adjourn was made at 9:39 pm by Becca . Seconded by Andy . APPROVED

Respectfully Submitted,
Melissa Donaldson
Planning Board Clerk