

# Town of Tamworth

## Planning Board

### \*\*\* draft PLANNING BOARD MINUTES \*\*\*

March 27, 2013

**Meeting was called to order at 7:00 pm**

**Members Present:** Dom Bergen Chairman, David Little , David Cluff, Pat Farley, Becca Boyden, and Jim Hidden, Selectmen's Representative,

**Members Absent:**

**Alternates Present:** Tom Peters

**Alternates Absent:** Nicole Maher-Whiteside, Peter Vanderlaan

Becca made a motion to appoint Tom Peters as replacement for Steve Gray, who is now a Selectman. David C seconded. APPROVED

Steve's resignation was accepted with extreme regret.

Becca nominated Dom as chairperson. Pat seconded. APPROVED

David L nominated Becca as Vice Chair. Pat seconded. APPROVED

Becca nominated David L as secretary. David C seconded. APPROVED

Pat nominated Tom Peters as Treasurer. David L seconded. APPROVED

Pat made a motion to remove School Board Representative from the list. Becca seconded. APPROVED

CIP - Willie Farnum will chair the CIP this year. David Little is a member, Dave C. will participate. Steve Gray is the Selectman's Representative to the CIP.

Ordinance Review Committee - Dom will continue with this position

Economic Development Committee - David L nominated Pat. Tom seconded, APPROVED

Jim H is the Selectman's Representative.

David C nominated Becca as the Conservation Commission Representative. Pat seconded. APPROVED

David C nominated Dom to the Procedures Committee. David L seconded. APPROVED. David L will assist.

**Minutes:**

2/27/13 Meeting: Motion to approve minutes as presented by David L., seconded by Pat. APPROVED, David C and Tom P abstained.

**Treasurer:** Steve reports that all is in order and handed the position over to Tom P.

**Secretary:** There are no new applications. There is correspondence regarding cancellation of the bond for the cell tower on Albee Road. The bonds for Chocorua Valley Lumber have not been posted. Ambrose has purchased the property. Their current permits expire on May 30. David C will contact them about attending the April 24 meeting of the Planning Board. There is a request for nominations for the Ayer Award.

**Economic Development:** Pat reports that the EDC is working on senior housing and how to help the septic infrastructure in the village. They are asking for donations for the webcam. If interested in donating, a check can be mailed to the Tamworth Foundation, PO Box 128 Tamworth NH 03886, earmarked for the webcam.

**Lakes Region Planning Commission:** no meeting

**Selectmen:** No report

**Conservation Commission:** No report

Public hearings for the petitioned warrant articles to amend the wetlands ordinance and to abolish the wetlands ordinance need to be scheduled. David made a motion to schedule the hearings for January 9 at 7 pm, at the Brett School cafeteria. Skip seconded. APPROVED. Dom will check availability for that date. If that date is not available, he will try for the 16<sup>th</sup> of January.

The proposed meeting calendar for 2013 was approved as presented on a motion by Steve. Pat seconded. APPROVED

## **Town of Tamworth/Helen R Steele Rev. Trust of 2006**

### **Boundary Line Adjustment**

#### **Map 404 Lots 17 and 18**

#### **Chinook Trail**

This hearing is a continuation of a previous meeting.

John Wheeler commented that the surveyors have been in contact with each other. Carol Felice understands that Paul King's numbers are correct and that no further action is needed. John thinks perhaps a BLA is still required, or that letters from both surveyors stating that they are in agreement with the conservation easement would render the BLA not necessary. Paul K feels that an adjustment would help all parties. The easement would still be affected.

Becca made a motion to continue this hearing to the April 24<sup>th</sup> meeting of the planning board, to begin no earlier than 7:15 pm. Jim seconded. APPROVED

Dom read a letter that the Planning Board sent to Chocorua Meadows regarding procedures to research the paving bond in question. The letter was sent last fall.

Tom P made a motion to cancel the public hearing that was scheduled for St. Andrews on 4/10/13. David C seconded. APPROVED

The Selectmen will not approve a septic plan until the State has approved it. David C points out that the Town will not get copies of the plans.

## **SUBDIVISION REGULATION AMENDMENTS**

Correspondence from Chris Northrup, Atty. Sager and the Local Government Center was reviewed.

Becca wonders if the Planning Board has an interest in seeking an attorney who specializes in municipal law.

Discussion ensued regarding possibilities of wording for setbacks.

Tom P would like to mention "fire apparatus, ambulance" in permitting emergency access.

Becca suggests " Fire and Rescue equipment"

David L recommends viewing the model ordinance, which has an entire section on fire protection.

Dom would like to change the second paragraph from Atty Sager, and add Fire and Rescue equipment.

Becca feels that the document should include all original and amendment dates.

Paul K (PK) recommends completely staying away from this.

PK - Section V.C.4 - "ongoing obligation" and "failure to cooperate" - what does this mean? He feels these are inappropriate.

David L explained the changes that he suggested in the draft dated 2/13/13.

David C wants G.6 checked for accuracy.

PK would like to scratch this section.

Section H-1 : David L - all owners must sign deeds. PK - (2&3) deeds can't be done until plan is approved. You have no basis for the 120 days.

- I. Waivers - David L suggests rewording this section. The recommendations are in the 2/13/13 draft.

Section VII:

Submission schedule should be in Procedures. A single reference is included here.

Section D - Board in entirety reviews for completeness.

Section E - was changed regarding amending. A discussion ensued. We need further clarification on this section.

I. Waivers – if waiver isn’t necessary, we ask applicant to withdraw it.

J. Conditional Approvals – added to require public hearing

Comments from PK on 12/19/12 version:

VI.A – discussion about how these pages have already been reviewed at an earlier meeting

Becca made a motion to close the public hearing on Subdivision Regulation amendments. David C seconded. APPROVED. The hearing was closed at 9:20 pm.

Dom expressed a wish to update the application as soon as possible.

We are having issues with bonds, and we need to have procedures in place.

Steve mentions the following “to-do’s”

- \* Appendix B

- \* search “house” and “hall” and replace with “offices”

- \* bond processes

Becca made a motion to adjourn at 9:28 pm. Pat seconded. APPROVED

Respectfully submitted,

Melissa Donaldson  
Planning Board Clerk