

Town of Tamworth

Planning Board

*** draft Work Session PLANNING BOARD MINUTES ***

June 12, 2013

Meeting was called to order at 7:07 pm

Members Present: Dom Bergen Chairman, David Little, Tom Peters (7:11 pm) , Jim Hidden, Selectmen's Representative, Becca Boyden

Members Absent: David Cluff, Pat Farley

Alternates Present:

Alternates Absent: Nicole Maher-Whiteside, Peter Vanderlaan

Subdivision Regulation Revisions, cont.

Section III

Y - David made a motion, seconded by Jim, and APPROVED, that this section now reads " Y. Wetlands: Means lands defined as wetlands by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands."

Section IV

Jim made a motion to remove section A. There was no second for the motion. No change is made

D.1.a - no change

D.1.b.

Jim made a motion, David seconded, to remove "of not more than four bedrooms", motion APPROVED

Tom made a motion to restore the text removed by the previous motion. Becca seconded and the motion was APPROVED, with Jim opposed.

Becca made a motion to change the test to "1-4 bedrooms". David seconded. Tom abstained. The motion as APPROVED with Jim opposed.

D.1.e

Jim made a motion, seconded by Tom, that this section shall read "The minimum lot size shall be determined by reference to the regulations of the Department of Environmental Services provided, however, that the lot size so determined shall not include slopes of greater than thirty five (35%) percent. David notes that the existing ordinance has a 25-35% reference. Motion APPROVED

D.1.f.

Jim made a motion, David seconded, to change the percent in this paragraph to 35. The motion was APPROVED

David made a motion to insert commas, and delete Zone AE. Becca seconded. APPROVED

This paragraph should now read "Wetlands, and lands within the one hundred year flood plain, and areas with slopes over thirty five (35%) percent shall not be included in the calculation of the minimum lot size."

David questions if Zone A needs to be included, as per changes that were made for FEMA.

IV.D.3

Becca made a motion to change the first sentence of this paragraph to the proposed wording in the draft copy. David seconded. Becca withdrew the motion, David withdrew the second.

Becca made a motion to change the first sentence of this paragraph to read " All buildings and septic systems shall be at least 75 feet from all brooks, rivers, streams, ponds, lakes, wetlands, or Type A Hydric Soils." David seconded. APPROVED

Becca made a motion to strike "and to avoid roadside clutter" David seconded. APPROVED

Jim made a motion to strike everything beyond the word "soils" and add that the State Fire Code should be adhered to. Jim withdrew his motion.

Becca made a motion to strike the entire second sentence. David seconded. APPROVED

Becca made a motion to remove all language after "soils" and replace it with the following "For public safety and to permit emergency access, all buildings shall be set back in accordance with the State Fire Code." David seconded. APPROVED

Section D.3 now reads " All buildings and septic systems shall be at least 75 feet from all brooks, rivers, streams, ponds, lakes, wetlands, or Type A Hydric Soils. For public safety and to permit emergency access, all buildings shall be set back in accordance with the State Fire Code."

IV.E

Becca made a motion to add the word "subdivider" as proposed in the draft copy. Jim seconded. APPROVED

IV.F

Becca made a motion to remove the work "and" between community and septic, and to remove the reference to the Tamworth Wetlands Conservation Ordinance. Jim seconded. APPROVED

IV.I.

Jim made a motion to strike the entire last sentence. Tom seconded. APPROVED

IV.K

Becca made a motion to remove the last sentence. Tom seconded. APPROVED

Jim made a motion to remove the first sentence. No second on the motion.

David made a motion to remove the following segment of the paragraph “whether or not required by the Board,”. Becca seconded. APPROVED

IV.L.

David made a motion to remove the word “private” from the Title and the paragraph, and to add “design and” between Road and Construction. Becca seconded. APPROVED

David made a motion to continue this hearing on June 26. Becca seconded. APPROVED

OLD/NEW BUSINESS

Chocorua Meadows: Cassandra needs the Planning Board’s approval for Bergeron to go out for Beckett Circle to get an estimate for the bond amount and ultimately the inspection. Becca made a motion that the Planning Board support this. Tom seconded. Approved. David will notify Cassandra.

Becca made a motion to adjourn at 8:58 pm. Tom seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk