

# Town of Tamworth

## Planning Board

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

June 26, 2013

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

**Members Present:** Dom Bergen Chairman, David Little, Tom Peters, Jim Hidden, Selectmen's Representative, Becca Boyden, Pat Farley (7:12 pm), David Cluff

**Members Absent:**

**Alternates Present:**

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

**Minutes:**

5/22/13 – motion to approve as written by David, seconded by Becca, APPROVED

6/12/13 – motion to approve as written by David, seconded by Becca, APPROVED David Cluff abstained

**Treasurer:** Tom reports the Planning Board is well within it's budgeted allowance. So far this year, the largest expense has been legal fees.

**Secretary:** David reports that there are 4 applications for consideration tonight, 3 site reviews and one boundary line adjustment. There is a bond letter that needs to be signed, for Chocorua Meadows. Dom signed this paper. There is an inquiry from PSNH regarding scenic roads, questioning whether Lockes Falls Road is a scenic road. It is decided that since it is not town maintained, it is not considered a scenic road. Also, the Planning Board needs to let the CIP know if they are planning any capital expenditures in the next 6 years. None are planned.

**Ordinance Review Committee:** no report

**School Board:** no report

**Economic Development:** no meeting this month

**LRPC:** Tom P reports that the annual meeting was Monday, and the Ayers Award was presented to Chris Conrod. The speaker was the head of DES and they gave a good talk on water and air quality improvements over the years. Aquifers were not addressed. Dom would like to re-address the aquifer issue.

**Selectmen:** no report

Jim did report on the Mount Washington Valley Regional Collaborative – their next meeting is 9/10. Their goal is to combine efforts with other towns to save money.

**Conservation Commission:** Becca reports that Jack did a presentation about the Wonalancet Outdoor Club. Wildlife author Mary Holland will be coming on 10/19. There is a failed culver on Washington Hill Road which will require very basic repairs. A discussion was held regarding the Floyd property on Route 25. There will be a talk about pollinating at the Lyceum on July 13. bThe Gilman West project has an issue with the conserevation easement and bear dogs. It is decided that they will not prohibit, nor will they promote, bear dogs.

**Ambrose Bros. Inc – American Tower Corp**

**Personal Wireless Service Facility**

**Location of Proposal: 545 Pine Hill Rd**

**Map 413-010 Lot 200**

Dom read the rules of conduct for public hearings. David reports that these applications are for replacing antenna panels on existing towers. He believes that we may have been overpaid by \$34. David motions to accept the application as complete. Tom seconded, APPROVED

The hearing was opened at 7:20 pm.

Peter Marchand of KJK Wireless is presenting the application. This applications is to add 3 antennas at 145', radio remote units and cables. There are existing antennas at this height, as well as others that are higher on the tower.

Diana Lewis of Bunker Hill Road wants to know if this tower was always that height. She feels that the tower and the buildings around it have enlarged over the years. She is concerned about camoflaue, as abutters have logged and now it is very prominent. David Little responds to Diana that this tower could not be built under the current ordinance, but it was built prior to that.

The hearing was closed at 7:23 pm.

Waivers are requested for the following items:

#14 Inventory

#16 Bond Agreement

Plat

#8 Scale

#10 Zoning District

#11 Topo Map

#13 Survey

#14 Location – deed

#15 Water Courses

#16 Natural Features

#17 Soil types

Docs

#1 Roads

#2 5 mile radius

#3 Wells, etc

#5 Landscape

Becca made a motion to grant all waivers requested. Pat seconded, APPROVED

David made a motion to approve the site plan review. Becca seconded. APPROVED

**Checca & William R.E. Trust – Mr. Lonigro, Trustee – American Tower Corp**

**Personal Wireless Service Facility**

**Location of Proposal: 680 White Mountain Hwy**

**Map 217 Lot 43.2**

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

It is believed that the fees may have been overpaid by \$34.

The hearing was opened at 7:32 pm

Peter Marchand presented this application

This is the same situation as the last application that was presented. There are no questions.

The hearing is closed at 7:34 pm.

All waivers requested are the same as the list above.

David made a motion to approve all waivers requested. Becca seconded. APPROVED

David made a motion to approve the site plan as presented. Pat seconded. APPROVED

**William Celko, Jr. – AT & T**

**Personal Wireless Service Facility**

**Location of Proposal: Durrell Road**

**Map 414-010 Lot 200**

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

The hearing was opened at 7:35 pm. Peter Marchand presented the application. This is for a 70' monopine tower, and is proposing the addition of 3 antennas and 3 radio heads. Cablesd will not be visible, they will be inside the pole.

Ms. Marchand of Hollis NH, an abutter to the property, is concerned about the medical affects of all these towers in the area.

Ron Remick of Bryant Heights Road, notes that the entrance to the tower is from the powerline, and that this tower cannot be seen from anywhere in town.

David Bowles from Wonalancet, is here on behalf of his brother Bruce, to speak about a runoff issue that is affecting their driveway. David Cluff states that the environmental impact needs to be addressed. The hearing was closed at 7:52 pm.

Waivers are requested, as listed above. Pat made a motion to grant all waivers, as requested. David seconded. APPROVED, Becca abstained.

David Cluff made a motion to approve the site plan, with the condition that the Bowles runoff problem be addressed by the site owner, abutter, AT&T and a planning board member. David L seconded. APPROVED, Becca abstained

**Steele/Wonalancet Cemetery**

Paul King has requested a continuation to August. A motion to grant the continuation was made by David Cluff. Becca seconded.

David C made a motion to continue to July. Motion withdrawn.

The motion to continue to August was APPROVED

**George and Laurentina Hubbard**

**Boundary Line Adjustment**

**Location of Proposal: 185 Chinook Trail**

**Map 201 Lot 18 & Map 201 Lot 19**

This is a boundary line adjustment with 17 waivers.

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

The hearing was opened at 8:12 pm.

Loralei Gerard presented the application. There have been a few corrections to match deed, correct typos, etc. The new lot will make the existing lot into a conforming lot for frontage. Tom P asks what the thread of the river is – Loralei responds that this is the center of the course of the river.

There are no public questions.

The public hearing is closed at 8:19 pm. The deed is not prepared because the title search is not complete. An addition waiver is requested for the deed requirement.

The following waivers are requested:

VI.b.11.a

VI.b.12.a

VI.b.14.a-g

VI.b.5.a-g

VI.c.3.c&d

David made a motion to approve all waivers as requested. David C seconded. APPROVED

David made a motion to approve the Boundary Line Adjustment as presented. Pat seconded. APPROVED

**OLD BUSINESS**

We received a check from Chocorua Valley Lumber to pay for Rick Van de Pol's services.

David L notes that we need to revise the PWSF application and address the LChip fees.

The Scenic road application is embedded in the regulation, so we need to revise that. The Board is in favor of David beginning this project.

Dave C made a motion to continue the hearing on the Subdivision Regulations to the next meeting. Becca seconded. APPROVED

Pat F meet with Faye Ruben of Granit Systems. A summary was sent to David and Steve Gray.

A motion to adjourn was made by Becca at 8:41 pm. Pat seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk