

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

September 25, 2013

Meeting was called to order at 7 pm.

Members Present: Dom Bergen Chairman, David Little, Tom Peters, Jim Hidden, Selectmen's Representative, Becca Boyden

Members Absent: Pat Farley, Dave Cluff

Alternates Present:

Alternates Absent: Nicole Maher-Whiteside

Minutes: 8/28/13 – no correction noted. Tom made a **motion** to accept minutes as corrected. Becca seconded. APPROVED.

Treasurer: Tom reports a balance of \$9591.81 as of 9/15/13 Planning Board is under budget. Although the engineering reviews line shows debit, \$3030 is to be reimbursed. The PB finances are in very good shape. Tom has prepared a budget proposal, due to Selectmen by 10/19/13. The Budget proposal is based on current expenditures and previous budgets,

Secretary: David Little reports that: the PB budget proposal has been requested; there is a DOT meeting on Tamworth Road/Rte 113 bridge on Thursday, 9/26, 7 pm, Town House; there is a BLA application on tonight's agenda.

CIP: David Little **reports that the 2014-2019** CIP report is ready for submittal and consideration by the PB.

Ordinance Review Committee: no report

Economic Development: is working on the youth program.

LRPC: no report.

Selectmen: Jim summarized the status of the Chocorua Dam and spoke on purposes of EDC's Teen Leadership program.

Conservation Commission: reported on the agricultural/conservation easements under consideration, including the Floyd property: this is currently stalled. A reminder that Mary Holland (author of "Naturally Curious") will present at Brett School, October 19, tentatively set for 1 pm sponsored by the TCC and WODC.

Agenda Items: CIPC Chairman Willie Farnum phoned Mr. Brian Berlin *in re:* the scheduled public hearing.

Capital Improvements Program Report: Willie presented the completed 2014-2019 CIP update report, including a general introduction, a potential “spike” in required funding in 2016, on-going efforts to achieve a closer balance, new sections on roads and bridges, inclusion of planned vehicle purchases for highway, police, fire, and rescue. Further, he noted that Mike O’Neill, SAU 13 Finance Manager attended the August meeting of the CIP, facilitating increased cooperation between the SAU and CIP. Becca congratulated the Chairman and the CIP Committee on the report, including the great lay-out. A **motion** (Becca/Tom) to approve the 2014-2019 CIP report. Approved. The Chairman extended the PB’s thanks to the Committee and, with the support of PB members, thanked Chairman Farnum and offered best wishes on Willie’s continued service as Chairman of the CIP.

PUBLIC HEARINGS:

William and Brenda McKay – Lundberg Rev. Trust

Boundary Line Adjustment

Location of Proposal: 252/254 Gilman Valley Road

Map 208 Lot 21.3 & Map 208 Lot 21

Brian Berlind, Agent.

A **motion** (Becca/Tom) to accept the application as complete. Approved.

The hearing was called to order at 7:30. Applicant seeks to adjust the boundary line to increase the 5.7 acre lot to 12.17 acres, reducing the 44 acre lot to 37.5 acres. The secretary complimented the agent on the clarity of the plat. There is a concern about the lack of road frontage for one of the lots. Mr. and Mrs. Douville, abutters, and Ms. Diane Garand, neighbor, provided information and history of the ROW restrictions and the 2004 subdivision.

The Chairman closed the hearing at 7:41.

The Board considered waivers: Existing topographic contours in 5 foot intervals; Location of percolation test; Date of percolation test; Percolation test results; Wetland delineation; Location of soil test pit; Soil test pit results; Proposed Deeds (metes and bounds).

A **motion** (David/Becca) to grant the waivers. Approved.

A **motion** to approve the BLA (subsequently withdrawn) (Jim/David).

A discussion concerning NH requirements for buildable lots/road frontage ensued.

Brian Berlin submitted an additional waiver request form: road frontage.

A **motion** (Becca/Jim) to amend the application. Approved.

A **motion** (Becca/David) to reopen the hearing. Approved.

Following a suggestion to notify abutters of the amendment and discussion, the Chairman continued the hearing to 10/23/13, no earlier than 7:15 pm

Proposed Budget

Tom advised the PB on the proposed budget.

Including: Salaries: \$2400.
FICA: \$149.
Medicare: \$35.
Engineering Reviews: \$3000.
Legal: \$10,000.
Consulting Fee: \$1000.
Build Out analysis: \$0.
Master Plan Committee: \$100.
Capital Improvements Committee: \$200
Printing: \$100.
Newspaper Advertising: \$350.
Dues/Subscriptions/Mileage: \$200.
Office Supplies: \$200.
LURC: \$100.
Recording Fees: \$250.
Postage: \$1000.
Miscellaneous: \$150.
Equipment: \$100
2014 budget total: \$19,344.

Discussion followed. A **motion** (David/Jim) to approve the proposed budget. Approved.

Subdivision Regulations Changes

David recommended a public hearing to complete placeholders and changes to Subdivision Regulations. The Chairman scheduled a Public Hearing on Wednesday, October 9, at 7 pm. David will provide copies of the subdivision applications, as amended, and an accounting on the recent history of frequently-submitted waivers requested at the October 9 work session.

PB Rules of Procedure:

The Chairman read the following amendment (first reading) to Section III, 1-5.

III. APPLICATION, SUBMISSION AND REVIEW PROCEDURES

1. Applications for hearings before the Board shall be made on forms provided by the Board and shall be presented to the Secretary of the Board or the Town Clerk who shall sign and record the date of receipt.
2. Applications should be returned by the close of business on the 1st day of the month for consideration at that month's meeting.
3. Completed applications shall be accepted by majority vote of the Board and shall be scheduled for consideration with thirty days of acceptance.
4. The Board shall reject all applications not properly submitted.
5. The Board shall consider all accepted applications at a properly noticed Public Hearing, as described in Section V.3.

New Business: A wind tower ordinance discussion will be included on the 10/23/agenda.

Old Business: The AT&T Tower (Durrell Road area) matter will be considered as information becomes available.

A **motion** (Tom/Becca) to adjourn. Approved. Meeting adjourned at 8:44.

Respectfully submitted,

Steve Gray, for Melissa Donaldson