

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

October 23, 2013

Meeting was called to order at 7 pm.

Members Present: Dom Bergen Chairman, David Little, Tom Peters, Steve Gray, Selectmen's Representative (7:09 pm), Becca Boyden, Pat Farley, Dave Cluff

Members Absent: Jim Hidden

Alternates Present: none

Alternates Absent: Nicole Maher-Whiteside

Minutes: 9/25/13 – no correction noted. Tom made a **motion** to accept minutes as presented. Pat seconded. APPROVED. Dave abstained

Work Session 10/9/13 – David would like an addition to the minutes stating that he was authorized to write letters regarding the updated application deadlines and subdivision regulations. Becca made a motion to approve the minutes with the addition. Pat seconded, APPROVED. Tom and Dave C abstained

Treasurer: Tom reports that as of 10/10, \$10752.63 has been spent, \$9481 is left in the budget.

Secretary: David Little reports there are two applications tonight. There is correspondence from AT&T to be addressed under new business. Material was received regarding Agenda 21.

CIP: David Little reports that CIP is done for this year. It has been presented to the School Board and the Selectmen.

Ordinance Review Committee: no report

Economic Development: is working on Tamworth Teen Leadership, see the Civic News for information about the program. MW Valley Economic Development discussed towns applying for TIF.

LRPC: LRPC is looking for a Tamworth Commissioner. Dom will post on the Exchange.

Selectmen: no report

Conservation Commission: Becca reviewed highlights of the last meeting's minutes.

Steve Gray spoke regarding the Conservation Commission's discussion regarding the participation of all users of the Fire Tower in the cost of maintaining the tower.

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

The hearing was opened at 7:16 pm.

Brian Berlind, Agent.

This application is for a boundary line adjustment off Route 25. A waiver for frontage was submitted.

Abutters were re-noticed. Minutes from the 2004 subdivision were reviewed. The lot is pre-existing, with no frontage. No change in frontage is proposed.

Dave C made a motion to approve the waiver. Pat seconded. APPROVED David opposed

The hearing was closed at 7:28 pm.

Dave C made a motion to approve the boundary line adjustment. Pat seconded. APPROVED

Louis, Hadden, Peterson, Hitchings & SPNHF

Boundary Line Adjustment

Location of Proposal: Hackett Hill Road and Durrell Road

Map 414 Lot 64 & Map 414 Lot 18

Dom recused himself. Becca took the position of chairperson for this hearing.

The hearing was opened at 7:31 pm. Steve Parent presented the application. The purpose of this adjustment is to grant 54 acres to the Society for the Protection of New Hampshire Forests. David would like it noted that a notation showing what is the new line would be helpful. Solid lines and dashed lines are confusing,

Becca notes that a solid line should be on the border of 64.1.

David comments that only 10 of the 20 meets and bounds are shown. Mr Parent comments that these were shown on a previous plan.

Steve asks if the Board would be able to approve this if the lines were darkened, and sign at a later date with the final plan corrected.

The hearing was closed at 7:55 pm.

Three waivers were requested: VI.B.12, VI.B.13, and VI.B.14. Pat made a motion to grant all three waivers. Tom seconded. APPROVED

Dave C made a motion to approve the boundary line adjustment with the following conditions: Lot 64.1 and Lot 66 have boundaries depicted as solid lines, and a note on the plan showing new lines being created. David seconded. APPROVED

Mr Parent will bring back the plans on mylar for signatures.

John Daigneault & Connie Maratos

Two lot subdivision

Location of Proposal: White Mountain Highway

Map 217 Lot 26

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

Dom opened the hearing at 8:02 pm.

Paul King, agent, presented the application.

The present owners want to make 2 lots from their existing lot. State approval is pending. There will be no further curb cuts.

David requests that the road be labeled on the plan.

The hearing was closed at 8:16 pm.

Waivers: Waivers were requested on the following sections: VI.B.1.b, B.2.i, B.3.c,d,e, B.5.a,b, B.5.d-g, 7.c, 7.e, 8.a, 8.f, 9.c, 9.d, 11.a, 14.g. Pat made a motion to approve the waivers as read and submitted, Tom seconded. APPROVED

Dave C made a motion to approve the subdivision application as submitted with waivers, contingent on State approval and Route 16 being indicated on the plan, and two new bounds to be set. Tom seconded. APPROVED The Board is willing to sign the plan out of session

SUBDIVISION APPLICATION:

David made changes on the Road Design Requirements, page 5 of 7. Inserted "Appendix B" and corrected reference numbers in Section B. Remove highlighting.

David made a motion to amend the application to remove the highlighting on Page 2, change reference numbers on pages 5&6, to correct appendix B and correct "Appendix B". Becca seconded. APPROVED, Tom abstained.

OLD BUSINESS

Diane Smith wanted to come tonight but could not make it.

Durrell Road Cell Tower: David had a conversation with Will Dodge, attorney for AT&T. They want to submit a driveway permit application and remove the condition from the Site Plan Review. They want to do the tower upgrade now and do the driveway after. Dave C drew a picture of what the problem was. The Board is against removing the condition at this time. Tom P feels that the property owner is responsible for the runoff problem.

NEW BUSINESS:

Pat would like to have a discussion regarding wind towers. She wonders if we need an ordinance. There is a difference between wind towers and wind turbines. Be aware that we should consider what could be here. Paul King spoke regarding the lack of reasonable wind tower locations here. Tom P and Dom have both been to talks that spoke to the lack of feasibility in Tamworth due to lack of average wind speeds and location.

Pat made a motion to adjourn at at 9:17 pm. Becca seconded. APPROVED

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk