

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

December 18, 2013

Meeting was called to order at 7:03 pm.

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

Members Absent: Tom Peters, Dave Cluff

Alternates Present: none

Alternates Absent: Nicole Maher-Whiteside

Minutes: 11/20/13 – no correction noted. Pat made a **motion** to accept minutes as presented. Jim seconded. APPROVED.

Treasurer: Dom reported on behalf of Tom- we have \$7465.03 remaining (36.8%)

Secretary: David Little reports there is one new application. Correspondence was received from the Registry of Deeds outlining their requirements for plats.

Ordinance Review Committee: no report

Economic Development: Pat reports that there will be a meeting on January 14 at 6 pm at the Cook Library. The Executive Director of the MWV Economic Council will speak about Tax Increment Finance Districts and regional collaboration. The Tamworth Teen Leadership program is scheduled for May.

LRPC: Jeff Hayes will be the new director, beginning in January.

Selectmen: the date for the public budget hearings is February 13.

Conservation Commission: Christopher Alt is donating a conservation easement of 31 acres to the town. There was a public hearing regarding the Gilman West and Floyd easements. It was recommended that the Selectmen accept on all three of these items.

Proposed meeting dates for 2014 were distributed. Pat made a motion to accept the proposed calendar. Jim seconded. APPROVED, Becca abstained. The December meeting is scheduled on the first day of Hanukkah and there is also a conflict with the Sandwich singers on that evening.

PSNH – a site walk needs to be scheduled at Hollow Hill Road to view the proposed cutting. Bob Berner is present, representing PSNH. All trees are tagged with blue and white ribbon. There are 40 trees marked. The site walk will be held on January 8, 2014 at 3:30 pm. Met at the Hollow Hill/Cleveland Hill graveyard.

PUBLIC HEARINGS:

Armstrong – Tomnyuk-Emme

Boundary Line Adjustment

Location of Proposal: Mason Hill Road/Bearcamp Highway

Map 203 Lot 28 & Map 203 Lot 36

The hearing was opened at 7:20 pm.

Paul King, representative

This application is for a boundary line adjustment off Route 25. Multiple waivers were submitted. David had concerns about the correct amount of the fees submitted. It is determined that there were only 15 abutter, and in fact that Ms. Armstrong had overpaid by \$7. A motion to accept the application as complete was made by Becca, Pat seconded. APPROVED

Paul noted that there was a mathematical mistake on the original plan. A corrected copy was submitted tonight. The difference from the error was approximately two inches. Pat made a motion to accept the corrected plan. Jim seconded. APPROVED

This lot is approximately 90 acres, located across the street from Barry's store. Natalia owns a 75'x100' lot where they park a tractor trailer. The proposal is to give approx. 1/7 acre to the Emmes.

Kent Jardine owns the land across the street according to a 1934 deed. He feels that the parcel with the brook belongs to him and would like this clarified. He states that he is not concerned about giving the Emmes this little bit of land, but that he feels he is the owner of the property under discussion.

Paul states that he will ask for a conditional approval tonight and will research the deed issue. If there is something outstanding he would alter the survey.

David suggests leaving the hearing open to discuss the waivers. 28 waivers were submitted. The Planning Board had requested that waived be grouped by paragraph numbering. We did not amend the application form but the regulation was amended.

Waivers Requested:

VI.f.3.c – Vicinity Map. David states that there is a vicinity map on this plan. Paul needs clarification about general countryside. Becca feels that we need a # to clarify distance needed. Paul feels it should be at the professional's discretion of what should be shown and at what scale. He would like to remove the vicinity map and scale language.

VI.f.5.e – Proposed water supply connections – Paul interpreted this as an expectation.

VI.f.7.c – square feet and acres. Dom would like to see square feet. Paul says that professional standards are to use one or the other. Becca asks for a document which proves this, and Paul states that he will produce this for her.

VI.f.8.a – water courses – Board wants to know why Paul didn't use N/A, and he explains that because they are on the property but do not affect this plan, he felt he needed a waiver

VI.f.8.c – there is some standing water on the property

VI.f.8.d – there is ledge on the property, not relevant to this BLA
VI.f.8.e.- there are stone walls on this property, only those near this proposal are mapped
VI.f.9.c – street classifications
VI.f.9.d – travel surface width
VI.f.9.e – right of way width
VI.f.11.a – contours at 5' intervals
VI.f.12.a – soil data
VI.f.12.b – wetland delineation – no delineation was done
VI.f.13.a – perc test location
VI.f.13.b – perc test date
VI.f.13.c – perc test results
VI.f.13.d – soil test pits
VI.f.13.e – soil test results
VI.f.13.f – well radius
VI.f.13.g – septic area

IV.d.1 – lot size
IV.d.2 – frontage
IV.d.3 – setback
IV.d.4 – lot lines and grading
V.d.3 – must be buildable
IX – base flood elevation

David would like to further discuss V.d.3, VI.f.7.c, and VI.f.13 (all)

There are no public comments or questions. The hearing was closed at 8:21 pm.

The Board had a discussion about buildable lot creation. Dom suggests placing condition on the approval for no future building.

Pat made a motion to reopen the public hearing. Jim seconded. APPROVED. The hearing was reopened at 8:29 pm.

Paul spoke regarding subdivision. This applies to the Armstrong lot which is being subdivided, not the Emme piece. This would not need DES subdivision approval as it is less than 5 acres. The hearing was closed at 8:38 pm.

Pat made a motion to grant the waiver for V.d.3. Jim seconded. APPROVED 3-1, David opposed

Pat made a motion to grant the waiver for VI.f.13a through VI.f.13.g . Jim seconded, APPROVED 3-1, David opposed

Pat made a motion to grant the waiver for VI.f.7.c. Jim seconded. Vote is split 2-2 with David and Becca opposed. Dom voted in favor of granting the waiver. APPROVED

Regarding the remainder of the waiver requests – the written form for VI.f.12.b is missing. This must be included in the conditional approval.

Paul suggests having a continuation rather than a conditional approval, pending deed research and presentation of the missing waiver request. Becca made a motion to continue this hearing to January 22, 2014, no earlier than 7:15 pm. David seconded. APPROVED

Pat requests that each Board member receive a copy of the waivers next time a plan is reviewed.

Paul asks for clarification on how to submit an application if the deadline falls on a Saturday, Sunday or Monday. It must be submitted prior to the close of business on the first, so if that falls on a weekend, then the application must be at the Town Office on Friday afternoon.

The application needs to be modified to include all standards, and also needs checkboxes for complies as well as N/A boxes...e.g. frontage

Lianne Prentice has expressed a desire to be an alternate to the Planning Board. Pat made a motion to appoint Lianne as an alternate. Jim seconded. APPROVED.

Pat made a motion to adjourn at at 8:56 pm. Jim seconded. APPROVED

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk