

Town of Tamworth Planning Board

*** draft PLANNING BOARD MINUTES ***

January 11, 2012

Meeting was called to order at 7:00 pm at the Town Office

Members Present: Dom Bergen Chairman, Nicole Maher-Whiteside, Skip Nason, David Little, John Roberts Selectmen's Representative, Steve Gray.

Members Absent: Becca Boyden

Alternates Present: Pat Farley

Alternates Absent: Dave Cluff, Tom Peters, Peter Vanderlaan.

1. SUP, Farm Trust c/o Scott Tatarczuk, Map 422 Lots 17&18

On a **Motion** (David/Nicole) the SUP application was accepted as complete. The application was referred to the Conservation Commission and to the Health Officer. Skip reported that the conservation commission was familiar with the request and unanimous positive recommendation was expected. After discussion, the Chairman scheduled a **Planning Board Meeting on Friday, February 10, 2012**, to include a Public Hearing on the SUP.

2. Floodplain Development Ordinance

The Chairman opened the hearing.

The Board considered the changes to the Floodplain Development Ordinance recommended by the NH OEP (subject to another public hearing, consideration of the "official" language, and vote to amend for consideration at Town Meeting).

ARTICLE I. A. On a **Motion** (David/Skip second), the Board approved the recommended language.

ARTICLE III. On a **Motion** (David/Skip), the Board approved the edit.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to strike "Area of Shallow Flooding" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to strike "Breakaway Wall" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to add language to the "Development" definition.

ARTICLE IV. D. On a **Motion** (Nicole/Skip), the Board approved the recommendation to strike "Flood Elevation Study" definition.

ARTICLE IV. D. On a **Motion** (David/Nicole), the Board approved the recommendation to amend the "Flood Insurance Study" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to add language to the "Manufactured Home" definition.

ARTICLE IV. D. On a **Motion** (Nicole/Skip), the Board approved the recommendation to add the "Manufactured Home Park or Subdivision" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to add language to the "Mean Sea Level" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to add "New Construction" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the amendment of "Regulatory Floodway" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the amendment of "Special Flood Hazard Area" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the recommendation to add "Violation" definition.

ARTICLE IV. D. On a **Motion** (David/Skip), the Board approved the amendment of "Water Surface Elevation" definition.

ARTICLE V. D. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. G.1. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. G.2. On a **Motion** (Steve/Nicole), the Board approved the edit.

ARTICLE V. G.4. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. H.1. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. H.3. On a **Motion** (David/Skip), the Board approved the recommended deletion of the subsection.

ARTICLE V. I.1. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. I.2. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. I.3. On a **Motion** (David/Skip), the Board approved the amendment.

ARTICLE V. I.5. On a **Motion** (Nicole/Skip), the Board approved the recommended deletion of the subsection.

ARTICLE V. I.6. On a **Motion** (David/Skip), the Board approved renumbering the subsection to "5."

ARTICLE V. I.6. (to be renumbered as Art. I.5) On a **Motion** (David/Skip), the Board approved the recommendation to add language.

Skip has had the Conservation Commission review the proposed changes.

The Chairman closed the hearing at 7:39.

A **Motion** (David/Nicole) to schedule the next public hearing for the January 25, 2012 meeting, no earlier than 7:15 pm. **Approved.**

3. Old/New Business

A. PLANNING BOARD RULES OF ADMINISTRATIVE PROCEDURE, Section III. B. 2.

The Chairman read the proposed change to the PB procedures:

Notices: The Planning Board shall serve notice by certified mail, return receipt requested, of the proposed subdivision application to the applicants, owners, agents, architects, surveyors, engineers, soil scientists, and abutters at least ten (10) calendar days prior to the public hearing at which the application is to be presented. The general public shall be notified by posting notice at 2 public places within the Town of Tamworth and by publication in a newspaper of general circulation in accordance with RSA 675:7.

On a **Motion** (Nicole/Skip) the board **approved** the amendment to the procedures.

B. *NH Planning and Land Use Regulation, 2011-2012 Edition* (OEP, pub.)

Copies, delivered courtesy of Pat Farley, were distributed to: Dom Bergen Chairman, Pat Farley, Nicole Maher-Whiteside, Skip Nason, David Little, John Roberts Selectmen's Representative, Steve Gray.

C. ZBA hearing re: cell tower on Albee Road

A report and discussion of the ZBA meeting and process ensued.

David reported that the Cell Tower Ordinance allowed for a review of a proposed cell tower by an engineer chosen by the Planning Board at the applicant's expense, and recommended that be done for future proposals. The sense of the Board was to have such a review in the future.

D. Lakes Region Planning Commission

Pat informed the Board that a bill to abolish regional planning commissions in NH has been filed, and suggested that letters to legislators are in order.

Further, the LRPC will meet in Tamworth (probably in the Town House) on **March 26**. All are welcome.

E. Procedures Committee:

David asked that the Procedures Committee identify section(s) of the Subdivision Ordinance for review/amendment, without writing proposed language, for consideration by the Board. Said committee agreed to proffer same at the next meeting (but we know how those proffers often work out). Hope sprung eternal amongst the Board members.

A motion to adjourn (Nicole/ David) **APPROVED**. The Chairman adjourned the meeting at 8:15 pm.

Next regularly-scheduled meeting: January 25, 2012.

Respectfully submitted,
Steve Gray, for Melissa Donaldson