

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

February 22, 2012

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

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

Members Absent:

Alternates Present: Pat Farley

Alternates Absent: Dave Cluff, Peter Vanderlaan, Tom Peters

Minutes: 1/25/12 – David made a motion to approve the minutes as presented. Steve seconded. APPROVED

2/10/12 Work Session – David made a motion to approve the minutes as presented. Becca seconded. APPROVED, Skip abstained.

Treasurers Report: Steve reports that all is in order.

Secretary's Report: David reports that there is an application for subdivision and a lot merger application to be considered this evening. FEMA sent correspondence to the Selectmen, which will be reviewed later in this meeting. An email was sent to us regarding the possibility of merging lots if they are across the street from each other. This has been forwarded to the Town Attorney.

Capital Improvements Committee: No report

Ordinance Review Committee: No report

School Board: No report

Economic Development: Pat reports that the EDC has been meeting on a bi-weekly basis, on the first and third Thursdays of each month. April 21st there will be an informational forum

Lakes Region Planning Commission: Pat reports that there is a meeting next week, nothing to report at this time.

Selectmen's Report: John reports that Jennifer Gilbert can meet with the Planning Board in April, a date must be chosen. This work session is scheduled for April 19th at 10:30 am.

Conservation Commission: no report

Review of Application Forms:

Drafts of the Fee Schedule, Request to be placed on Agenda, and Lot Merger applications were presented to the members for review. There is discussion as to whether “campgrounds” belong on the fee schedule. The review committee will research this further. Steve made a motion to approve the fee schedule as presented. John seconded. APPROVED Forms discussion postponed until later in meeting.

Becca recused herself. Pat is seated for Becca.

BOYDEN/BOYDEN/KAMPSNIDER 3 Lot Subdivision, Map 413 Lot 18

This application was received on 2/3/12 and was properly noticed. Nicole made a motion to accept the application as complete. Skip seconded. APPROVED

The public hearing was opened at 7:21 pm. Wes Smith from Thorne Survey presented the application. All proposed lots have sufficient road frontage. There is a conservation easement on two of the parcels. A couple of waivers have been requested, as they are not relevant to this subdivision application. There will be no construction of roads, and there is no proposed development on the lots, as they are in conservation easement and will not be built on.

There are no public questions or comments.

The hearing is closed at 7:41 pm.

David made a motion to approve the waiver for requirement VI.b, etc, as there is no development possible. Nicole seconded. APPROVED

David made a motion to approve the waiver for road design requirements. Pat seconded. APPROVED

David made a motion to approve the application for subdivision as presented. Nicole seconded. APPROVED

Rapicavoli and Kaasuli Lot Merger, Map 410 Lots 115-3 and 115-4.

David made a motion to approve the merger. Nicole seconded. APPROVED. David will fill out the appropriate approval form.

Application Forms discussion, resumed.

Skip made a motion to approve the Request to Be Placed on Agenda form as presented. Nicole seconded. APPROVED

The Lot Merger form needed to be updated for increase in postage. Becca made a motion to approve as presented. Nicole seconded. APPROVED

Nicole and Steve distributed some proposed changes to the Subdivision Regulation, for the consideration and opinions of the Planning Board. This is a straw poll to get the general feeling of the Board.

#1 Voted to approve the date change for the application deadline

#2 to insert soils appendix, denied, leave as is

#3 - approved to change all setbacks to match the Wetlands Ordinance, remove “roadside clutter”

#4 – strike “pertinent application form

#5 - strike “pertinent application form reference from draft. Insert “BLA” into section 5 between c and d. Strike lot merger portion, this is not part of a subdivision application. Check where other towns have inserted their Boundary Line information. David will ask on PlanLink.

The road agent has agreed to help with the road requirements section.

David reports regarding the correspondence from FEMA in regards to the Floodplain. February 2 to May 2 is the window for appeals to these maps. There are three types of complaints: Base Flood Elevations, Zone A comments (protests), and misspelling/mislabeling.

David showed a presentation of map overlays, and points out some areas that he feels are in need of correction.

Old/New Business – None presented

Nicole made a motion to adjourn at 8:53 pm. Skip seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk