

TAMWORTH PLANNING BOARD

****** MINUTES******

August 22, 2018 7:00 P.M.

1). Call Meeting to Order - The meeting was called to order at 7:00 pm by Sheldon Perry.

Present – Sheldon Perry, Kathi Padgett, Andy Fisher, Eric Dube, Pat Farley, Aaron Ricker –
Selectmen's Representative

Absent – Becca Boyden

Alternates present –

Alternates absent – Dom Bergen, Nicole Maher-Whiteside

2). Approval of Minutes:

- 7/25/18 Meeting – Eric made a motion to approve, Andy seconded. APPROVED
- 8/8/18 Work Session – Kathi made a motion to approve, Andy seconded APPROVED Pat abstained

3). Officer and Committee Reports:

- Treasurer's Report -Eric - \$181.00 not entered yet. 75.44 % of budget, mainly for the lawyer
- Secretary's Report – Andy – just a voluntary lot merger tonight. No hearing required.
- Rep to Economic Development Commission – Pat – tomorrow night is the Broadband meeting. Carol Miller will be attending as the presenter. The Planning Board, Economic Development., Selectmen, Joe Kenney, Jeb Bradley and many others will be attending. There is talk about legislation for this. Everyone is encouraged to attend. In the spring they will be working on "Age Friendly Community". There will be surveys, forums, etc. for people of multiple ages – e.g. housing, retail, entertainment, etc. George Cleveland spoke to the Selectmen about a group that is forming and he would like representatives. Pat will be working with EDC to figure out who could be representatives of Tamworth. Mary Phelps and Erica Boynton have volunteered.
- Lakes Regional Planning Commission – no report
- Selectmen's Rep – Aaron – CMI has been on the agenda of every meeting. They are working on a renters policy for the Town House.
- Rep to Conservation Commission – Eric – State foresters did a presentation at the last meeting regarding cutting at Hemingway State Forest. There has been a lot of local opposition. The

opposition does not want to see it being logged any more. Nothing is going to change this time around.

- CIP Report – There is a meeting next week. There has not been a meeting since the Planning Board last met. The Planning Board is going to leave the buildout analysis in the plan as is, around 2023 range.

- Education – Becca is absent.

- * School Board – Kathi has told them that they are now last on the list. Jack reminded them that the Master Plan took two years before.

4). Public Hearings - None Scheduled

5). Old/ New Business

- Voluntary Lot Merger – Mitchell & Deborah McCormick – 38 South Chocorua Drive –

Tax Map 216/Lots 293 & 294 – Andy gave an overview of the project. This is in the Ski And Beach area. Last year's tax list did not show that they owned both lots, but he researched and verified that they do own both. Andy made a motion that the application be accepted as complete. Eric seconded. APPROVED

Andy made a motion to approve the voluntary lot merger, Eric seconded. APPROVED

Rose Marie Homeyer-Bente – parents were Bill and Eleanor Homeyer. They own land on the top of the hill on Route 16. The carriage house and two acres were sold to a young couple. The land in the back was changed from two lots to a division of the lines two years ago. She had called because there was a letter out about some exemptions that were being withdrawn. She has not received any information about this. She believes she spoke to Sheldon about this within the last year. Sheldon is completely unaware of this issue. She is the executor of the William C. and Eleanor M Homeyer Revocable Trust. She has concerns about a letter that a lawyer received, but she does not know any of the details. Pat made a motion to look through the file to see if there is a letter in there. John Ruckenbrod stated that this is public record and she should not have to do a 91-A to look at it. Kathi seconded. APPROVED 4-1 (Andy). Sheldon reviewed the contents of the file. It is explained that unless it is something that is brought to the Planning Board for review, their previous decisions are final and cannot be changed.

- Cook Memorial Library Strategic Plan review & discussion – The library is working on this and the Board is happy with what they have done so far. They would like a reply by September 4. Sheldon will send an email to Mary thanking her and letting her know that we are pleased with what they have done. He will let her know that we are planning to meet with them in the future.

- Cell Tower Ordinance – Kathi and Andy will meet to review our ordinance and the booklet to make sure that deadlines and dates will end up in our ordinance.

- Plat Requirements discussion – Lisa Scott spoke to Sheldon about a letter from Paul King and gave him a handout about recording plans. Reference RSA 478.1.a – recording of plats. The essential ingredients are meets and bounds, and any restrictive rights (easements, rights of way, etc.), black ink, limits on sizes, no shading, basic graphics that need to be standard. Our subdivision regulation contains additional requirements. We need to resolve how to deal with the differences between our requirements and the registry’s requirements. We need to understand what the registry will accept. We need to be clear as a board as to what we actually want to see all that information on the plat. Possibility to consider - An agent that has concerns could provide two separate plots, one cleaner copy and one with all the information we want. The Board is inclined to leave things the way they are since we have not had any problems recording any plats so far.

The consensus of the Board is that in the future, any plat that comes before the Board must meet the requirements set forth in the Subdivision Regulations. Exceptions to this are available through the waiver application process.

Because of the discrepancies between the Registry requirements and the Town Subdivision Regulations, Having recently reviewed our subdivision application, the Planning Board stands by the application as presented and it is the agent’s responsibility to meet those requirements.

The consensus is that nothing is changing.

Eric made a motion to add to the requirements that the plat must be 22”x34” or 24”x36”. Pat seconded. Andy will work on the details of wording and placement.

6). Action Items - regarding the “Social Event”. How do we notice the various departments? Will they be scheduled in specific time frames? Send an email that the date will be announced. The notification should inform them that the PB will scheduling meetings with each of the departments to discuss the implementation of the Master Plan. Dates and times will be determined for Planning Board work sessions in the future. (to discuss their implementation of the Master Plan) Kathi will work on a sample email and forward it to Sheldon. We had five bullet point questions. Include town web site Master Plan link in the letter. (Progress, implemented....not relevant....)

- September Work Session – none scheduled. Pat suggests that the Planning Board do their portion at a work session in October. Homework – go through the Master Plan and familiarize yourself with our portions. The questions were defined in previous minutes (

7). Adjournment –Eric made a motion to adjourn at 8:49 pm, Kathi seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk